

**Consultation Response from Mike Hibbert,  
KC Waste Strategy( Refuse & Recycling)**

**2023/91116 Land off, Primrose Lane, Hightown, Liversedge, WF15**

**Erection of 77 dwellings, with access from Darley Road and associated works**

**Date Responded: 26/02/2024.**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPN 23-022 (Revised)**

## **NOTES/COMMENTS:**

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

To meet the operational requirements of the Authority the following issues need to be addressed. Solving these will help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. This will also enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection. Ultimately this will be to the benefit both residents and the Authority for the life of the development.

### **Waste storage and presentation:**

The applicant has submitted a revised Refuse Plan Dwg 3416-1-110 Rev H dated 26/01/24. It is welcomed that amendments have been made to reflect the comments in consultation WPN 23-022.

The following points should be addressed.

- Guidance indicates that the drag out distance from Bin Collection Points to the highway should be under 10m. On this basis the BCP's should be located nearer to the adopted highway e.g. Plot 1(potentially moved further south), Plots 8 -9 (potentially on the verge opposite Plot 10), and Plots 11-13 (potentially on the verge opposite Plot 14). The relocation would still enable the drag out distance for householders to be within the 25m limit specified in BS5906:2005
- It is recognised that individual bins for each dwelling in Apartment blocks on Plots 16-21 and 22-27 is not practical and provision of communal bins will be necessary. Consideration needs to be given to the fire risk presented by waste storage. Communal stores should be located either 6m away from the building or be constructed of suitable material to contain and prevent the spread of fire. See BS5906:2005, Building Regs 2010 Part H6 and CFP-A-E Guideline No 7:2022 F. The stores on the Plan appear to be within 1.5 and 2m of the buildings.
- There may be potential to relocate the bins stores for Plots 16-21 to the front of the property by moving the parking space to the rear and using this area. For plots 22-27 the bin store could be relocated to the eastern end of the parking area. Bin stores should be suitably screened to avoid impact on the Streetscene.