

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

2023/91344 Land adj, 21, Thomas Street, Lindley, Huddersfield, HD3 3JJ

Outline application for erection of care home (Use Class C2) of up to 60 beds with associated access and sub station

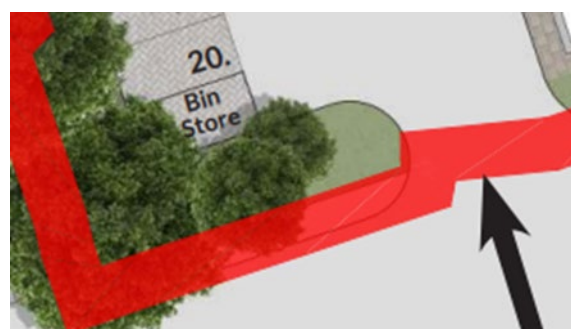
Date Responded:27/06/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-032

The application relates to the erection of care home (Class C2) with sub-station, associated car parking, access, servicing, landscaping, and other associated works. The building consists of sixty 1-bedroom rooms on the 3 floors with a kitchen, multi-function rooms and administration.

The Proposed Site Plan (9-2 Rev Q) dated 5/5/23 shows the location of a bin store near site entrance in the southwest corner of the site, which is accessible via Brian Street.



Details of the waste storage and collection are detailed in the Design & Access Statement, dated April 2023.

Amendment 03 - Bin Store Location: The bin store has been repositioned from the northwest corner of the site to the southwest near the site access point. The changes under Amendment 01 have allowed for this change within the car parking area. The placement of the bin store near the site entrance will allow for easy roadside collection by a refuse vehicle without the vehicle entering and turning within the site boundary. This will reduce the risk of accidents when smaller vehicles are parked along the roadside on Brian Street.

Waste storage and presentation:

- The amended location of the bin store and access arrangements are welcomed.
- For a 60-apartment development the required waste storage capacity, discounting any waste generated from the communal areas and kitchen, should be approximately 4200ltrs (70ltrs x 60) for both residual and recycling containers. The bin store identified on the plan therefore must be sufficient to accommodate 8 X1100ltrs wheeliebins.

Some provision should be made for waste generated from the communal meeting area, office space and kitchen. Separate wheeliebins will be required for residual

- waste, recycling (dry recyclables including cardboard and packaging), potentially separate food waste/Cat 3 animal by-products in addition secure storage of used cooking oils/ fats.
- No details are provided in the application relating to storage of clinical waste, sharps containers or offensive waste streams arising from the premises. Wastes of this nature should be managed in accordance with Health Technical Memorandum (HTM) 07-01 on best practice for waste management and ways to improve the environment and carbon impacts of managing waste. There must be appropriate secure storage within the building for sacks, containers or wheeliebins and the applicant should have regard to access requirements of contractor's vehicles collecting these wastes from the site. Any additional details on the size and design of the waste storage and confirmation of how clinical wastes are managed would be welcomed.
- The applicant may have more realistic waste generation figures from other facilities they operate and the WCA would welcome additional information that could be used to refine the actual waste storage capacity required.
- Guidance indicated the floor space for 1100ltr wheeliebins is 1575mmx1190mm with space to manoeuvre the bins within the store, so the bin store dimensions should reflect the number of bins and will depend on configuration within the store.
- The bins should be contained within a purpose designed store. Details of bin store construction requirements including screening can be found in the Kirklees Waste Management Design Guide 2020. The bin store should be secure to prevent theft, unauthorised use/ fly tipping, arson or rough sleeping. If the store has gates these must be wide enough to enable passage through with a wheeliebin.
- Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing. The storage area needs to have suitable drainage.
- If sufficient waste storage cannot be accommodated in the bin store, then there may need to be a review of the configuration of residual and recycling provision or the management company for the development could consider more frequent collections (e.g., weekly residual) on an additional paid for basis.
- The drag out distance for wheeliebins from a Bin store/ premises to the collection vehicle is under 15m that is acceptable.
- The bin storage area and access routes to the Bin Collection Point (BCP) should be constructed to withstand point loading and movement, impacts of larger bins over time, and to resist future rutting, pitting, cracking, or other such surface degradation that would impair bin manoeuvring. There should not be a step between the floor level of the store and car park level. Active measures should be taken to avoid cars parking in front of the doors to the waste store.

Refuse Collection Vehicle access:

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle is vital to the Council's ability to discharge its obligation to collect waste from properties. This obligation will exist in perpetuity on any development and as such will be a critical consideration in the layout of the site. It is welcomed that the proposal is to transfer from the bin store to an RCV on Brian Street rather than an RCV having to enter the site and turn within the car park.

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

Full detailed guidance on waste management requirements can be found in the [Kirklees Waste Management Design Guide 2020](#) (available on the Planning advice notes page at:

<https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

Waste policy context:

- Local Plan Policy LP24 (part d.vi) and National Planning Policy for Waste (para 8) by “incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste”
- Local Plan Policy LP43 Waste Management Hierarchy “The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery”.
- Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
- Scheme design should conform to Building for a Healthy Life (2020); Building Regulations 2010 part H6; and British Standard 5906:2005 Waste Management in Buildings Code of Practice.

Further advice on Highway matters is contained in the [Kirklees Highway Design Guide SPD](#) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>