

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

2023/91469 2, 4 & 6, Thornton Lodge Road, Thornton Lodge, Huddersfield, HD1 3JQ

Prior notification for change of use from shop/restaurant to 3 dwellings

Date Responded: 08/06/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-027

NOTES/COMMENTS:

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority. They are intended to help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. Addressing these 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.

The application is a for Prior notification for change of use from shop/restaurant to 3 dwellings.

The applicant has submitted Plans, Elevations and Views as Proposed Ref 2304 – 02 dated 5/05/2023 that show the conversion from a takeaway and shop back to original use as three dwellings.

- The proposed development would require provision of a waste storage area for 2 x 240ltr bins (1 for general waste and 1 for recyclable waste) for each dwelling or a communal bin to service the three dwellings (180ltrs x3) so two 660 ltrs bins The storage area should be on hard, smooth, level surfaces that can be easily cleaned and drained and with access to Thornton Lodge Road avoiding steps or steep gradients. The alleyway to the rear yard on the plan appears to be 900mm wide that should be sufficient width to allow a 240ltr wheelie bin to pass through.
- Storage of bins on the pavement on Thornton Lodge Road would be unacceptable. Preference is given to storage at the rear of properties. Wheeliebins should be stored at the rear of the property with the resident's presenting bins on Thornton Lodge Road on collection day at a Bin Collection Point (BCP). If this is unviable or access through the alleyway to the rear is not practicable with a wheeliebin, storage maybe required to the front of the properties.
- Any proposal for bin storage at the front of the property should minimise impact on the Streetscene and therefore should be screened and secured to prevent bin blight, the spread of waste into the street, unauthorised use and theft/damage to bins. The bin store should be of appropriate dimensions and constructed to the specification detailed in the Kirklees Waste Management Design Guide 2020.

- Guidance indicates the floor space for a 240ltrs wheeliebin is 940mmx780mm. Details are required of the construction of the bin storage area and BCP. Appropriate standards are detailed in the Kirklees Waste Management Design Guide 2020. Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing.
- Consideration should be given to the fire risk presented by waste storage. See BS5906:2005, Building Regs 2010 Part H6 and CFP-A Guideline No 7:2022 F. Bins should not be located directly under windows or adjacent to exits from the building.
- Additional information is required including a location plan showing bin storage and presentation point locations. If storage is to the rear of the premises, confirmation there is access between the storage area and presentation point. Design specification for a store/ screen if required and number/ configuration of wheeliebins.
- The WCA already collects from domestic properties on Thornton Lodge Road and therefore it is not anticipated access for an RCV will be an issue.

Full detailed guidance on waste management requirements can be found in in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (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](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>