

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

**2023/91491 Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU**

**Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area)**

**Date Responded: 28/06/2023.**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPS23-035**

## **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.

The application is for the erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area).

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

The revised plans and information do not appear to include waste storage additional to the three internal stores in the undercroft of Block E with storage for A/B 10, C/ D 6 and E 4 wheeliebins respectively. The comments raised in the previous consultation response ref WPS-21-023 about carry distance between the blocks for residents or by a concierge requires clarification.

### **Refuse Collection Vehicle access:**

The applicant has submitted Service Vehicle Tracking Plan Dwg No (100) 10 Rev D dated 19/6/23.

The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of RCV access but offers the following observations in this regard.

- It is not clear on the plan where Bin Collection Point(s) close to the turning head will be or how bins will be transferred from the under-croft stores to the BCP's.
- The Authority will not take an RCV into private drives or roads that are not built to adoptable standards.

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle is vital to the Council's (or private sector contractors) ability to collect waste from the site. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site if approval is granted.
- Access for RCV's appears to be solely along Lower Mill Lane, from Hollowgate in the centre of Holmfirth. That has potential issues with parked car restricting access.

**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>