

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

2023/93296 75a, North Road, Kirkburton, Huddersfield, HD8 0QE

Conversion and alterations of existing office into living accommodation (within a Conservation Area)

Date Responded: 16/11/2023.

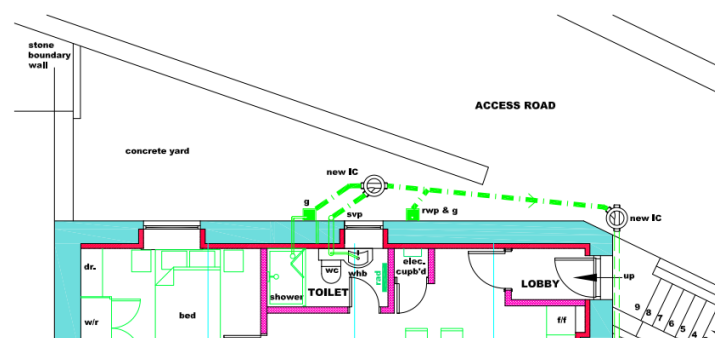
Responding Officer: Mike Hibbert

Responding Ref: WPS 23-59

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 for change of use from an office to one apartment. The proposed floor plan Ref 2023.16 Dwg No (LB) PD 03 dated 20/09/23 shows a concrete yard at a higher level at the rear of the property.



On the application form it is stated "bins situated in the yard at rear of property with separate recycling bin from general waste".

Waste storage and presentation:

- Space will be required to accommodate storage of 3 x 180 ltrs or 240ltrs wheelie bins for the property (1xResidual, 1xRecycling and space to accommodate future changes / new collection arrangements of additional waste streams).
- Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the storage location. The floor plan for the storage area must be large enough to accommodate 3 x240ltrs bins for the dwelling. The bin storage area should be constructed to the specifications detailed in the Kirklees Waste Management Design Guide 2020.

- Storage on the footway in front of the property on North Road would be acceptable.
- On collection day the residents would need to transfer bins to a presentation point close to the adopted highway and not left on the footway. The location of bin store and presentation point will need to be shown on the site layout plan. It is important to ensure that bins do not cause obstruction to pedestrians or other highways users when presented for collection, particularly where space requires these to be left in clusters.

Refuse Collection Vehicle access:

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: -

- 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 ability to discharge its obligation to collect waste from domestic properties. 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.

The properties at No's 73, 77 and 83 adjacent to the proposed development are already serviced by the WCA.

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>