

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

2023/93645 1st & 2nd floors, 9-13, Market Walk, Huddersfield, HD1 2QA

Prior notification for change of use from office to four dwellings (within a Conservation Area)

Date Responded: 02/01/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23- 068

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 proposal is for the conversion of the existing vacant space above retail premises to form 2 x 1 bedroom, 1 person apartments on the 1st floor and 2 x 1 bedroom, 1 person apartments on the 2nd floor.

The applicant has submitted drawings Block Plan Dwg A(PL)-07 dated 21/12/2023.

- **Storage of wheeliebins on the pavement or roadway in Market Walk, King Street or Market Place would not be acceptable.**
- For four apartments the recommended waste storage provision is between 400 to 720ltrs (4X180 litres) for both residual and recycling bins.
- For a communal bin store, it would be appropriate to have 2x 660ltrs wheeliebins due to ease of movement when full or possibly 2 x 1100ltrs wheeliebins. Guidance indicates the floor space for a 660ltrs wheeliebin is 1560mm x 970mm and for 1100ltrs wheeliebin is 1575mmx1190mm with space required to manoeuvre the bins within the store.
- The bin store shown on the plan has dimensions of 2500mm x 1500mm, that would accommodate bins orientated lengthways, but this restricts access for residents to open the lid of the bin.
- The bin storage area and access route 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.
- The applicant should provide confirmation that the proposed waste storage area is owned by the applicant or has legal agreement from the landowner to place storage bins.

- A presentation point for the bins on collection day should be identified. **It is the responsibility of the residents or management agent to present bins and return them to the storage area.** The BCP would need be close to the junction of Market Walk and King Street.
- Due to amenity and particularly fire risk, the bin storage area should not be located under a window/adjacent to a fire exit and should have fireproof storage if communal bin storage is adjacent to another property. The bin storage area should be suitably designed and maintained to ensure avoidance of unauthorised use and the risk of sleepers in containers.
- As access to the apartments is via a staircase onto Market Walk, residents will have to exit the building with consequent expose to inclement weather and need for additional light outside daylight hours. Guidance indicated the maximum distance to the bin store should be 30 metres.
- Consideration should be given to the storage area needed for waste generated from the retail premises and the impact this may have in relation to storage and access for residential bins. Trade waste must not be deposited in wheeliebins provided for Household Waste.
- If additional storage cannot be accommodated on site, then there may need to be a review the of 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. KC Trade waste staff can arrange to meet on site and discuss potential solutions.

If the application is approved, it is recommended that the following condition, or similar, is applied:

“Before development commences, details of the management and maintenance of communal refuse storage area by a designated private management company shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter”.

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 domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration.

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.

- Commercial properties on Market Walk have been serviced by Kirklees MC trade waste. Collection from the development is viable with the present RCV fleet. Waste containers should not be left on the highway.

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>