

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	Mike Hibbert, KC Waste Strategy(Refuse & Recycling)
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Application No.	2023/93782
Proposed Development:	Erection of extensions and alterations to form 16 student apartments
Location:	14, Firth Street, Huddersfield, HD1 3BA
OS Map Reference	SE 414632.0295 415936.3167
Applicant/Agent:	Acumen Designers & Architects Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **22-Mar-2024**.

If you would like to contact the Case Officer: Farzana Tabasum for any reason then please do so on: Tel. 01484 221000 Ext. 74144.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93782>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **22-Mar-2024** then the application may be decided without the benefit of your views.

Dated: 01-Mar-2024

Mathias Franklin
Head of Planning and Development

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

2023/93782 14, Firth Street, Huddersfield, HD1 3BA

Erection of extensions and alterations to form 16 student apartments

Date Responded: 19/03/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-081

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 proposal is for extension of the existing premises to provide a total of 16 apartments.

The application includes PROPOSED SITE PLAN & REFUSE PROVISION Drawing number (100) 08 Dated September 2023 that shows the location of the bin store and access route to Firth Street.

The application form states that Bin Storage is provided, and the plans show Provision for 2 X 660ltrs residual and 1x 660ltrs recycle.

Waste storage and presentation:

- Waste arisings from 16 apartments will be between 1900ltrs and 2880ltrs. The proposal is for provision of 3x 660ltrs wheeliebins (2 residual and 1x recycle). Student apartments have the potential to generate large quantities of waste. To reflect this would be preferable to have storage for 2880ltrs. This would be possible with the use of three 1100ltrs wheeliebins.
- Guidance indicates the floor space for 660ltrs wheeliebins is 1560mm x 970mm with space required to manoeuvre the bins within the store. The proposed store on the plan shows bins of approximately 1300mm x 860mm. There does appear to be sufficient space within the store to accommodate 1100ltrs bins rather than 660ltrs and the gate width of 1.54m will allow passage of wheeliebins. The bin store does not appear to be located under apartment windows.
- The communal waste storage area should be secure to prevent unauthorised use, damage or theft. The gates to the communal store or those under the access arch to the rear yad should be secured.
- Storage should address the fire risk issues presented by large quantities of waste. The store should be constructed of suitable materials to contain and prevent the spread of fire. See BS5906:2005, Building Regs 2010 Part H6 and CFWA-E Guideline No 7:2022 F.

- Access from the bin store to the Bin Collection Point (BCP) at the front of the property next to the highway via the archway 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 location of the bin store may mean access is impeded by parked cars between the store and highway.
- RCV Cleansing staff will not pull out the bins from the bin store.

Refuse Collection Vehicle access:

- Suitable site access and manoeuvrability space for a large Refuse Collection Vehicle is vital to enable waste collection from premises. This requirement will exist in perpetuity on any development.
- The WCA currently collects from 14, 18 and 22 Firth Street and Broomfield House.

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

“Before development commences, details of the management and maintenance of communal refuse storage areas 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”.

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”.
- 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>