

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

2023/93803 1st floor, The Packhorse Centre, 19-31 King Street, Huddersfield, HD1 2RT

Change of use of 1st floor restaurant to form 10 apartments including external elevation alterations on the King Street frontage and 10 roof lights at 19-31 King Street

Date Responded:22/01/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-076

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 Change of use of the 1st floor from a Chinese buffet restaurant to form 10 x 1 bedroom, 1 person apartments including external elevation alterations on the King Street frontage and 10 x roof lights at 19-31 King Street, Huddersfield.

The application includes a Plan (PL)-(04) Rev A dated 9/1/2024 but there is no indication of waste storage shown. The section on the application form relating to waste states "Basement of the Packhorse Centre - collected via a private management agreement which has been set up between the Pack Horse Centre and Veolia."

The Planning, Design & Access Statement Section 4.14 states "Waste and recycling bins are in the basement of the Packhorse Centre. Access arrangements will be exactly the same as how it was for the buffet restaurant, which is via the central staircase marked 'up' on the floor plan. The waste is collected via a private management agreement which has been set up between the Pack Horse Centre and Veolia. The point of collection is along Cross Church Street."

Waste storage and presentation:

- For 10 apartments the recommended waste storage provision is between 1000ltrs and 1800 ltrs (10X180 litres) for both residual and recycling bins. Separate 240 ltrs bins for individual apartments would not be practical due to limited space. Appropriate waste storage provision would be 2 x 1100 ltrs wheeliebins.
- The waste store should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping.
- Additional information is required detailing if waste will be collected by a concierge service or if residents will deliver waste direct to wheeliebins in the waste storage area. The walk distance for residents should be less than 30m as specified in guidance.

- The waste storage area should have suitable lighting and be designed so it can be cleaned. Further details are sought on surfacing and security of the bin store area.

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”.

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

Waste policy context:

1. 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”
2. 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”.
3. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. 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 and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](#) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](#) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>