

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

2024/90109 Buxton House, New Street, Huddersfield, HD1 2PJ

Change of use of takeaway (sui generis) and public house (sui generis) and alterations to convert ground floor to 2 flats(C3), entrance lobby, bike and bin storage; change of use of restaurant (Class E) and alterations to convert level 1 to 2 flats (C3) and bin storage; alterations to level 2 to form one additional flat (C3); alterations and refurbishments to levels 3-11; installation of photo voltaics to roof

Date Responded: 03/04/2024.

Responding Officer: Mike Hibbert

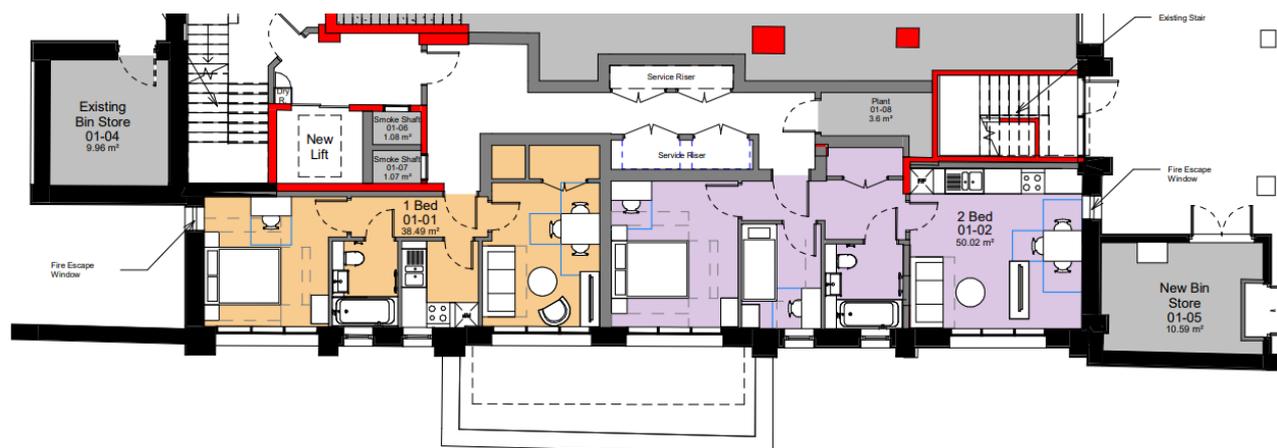
Responding Ref: WPS 24-018

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 proposed scheme consists of conversion of the existing building to 46 Apartments STUDIO (5), 1 BED (22) AND 2 BED (19) APARTMENTS (C USE CLASS), PLANT, BIKE AND BIN STORAGE PROVISION.

The applicant has submitted Drawing Level 01 - First Floor Plan Dwg Number BXT-AHR-B1-01-DR-A-20201 Rev P1 dated 18/12/2023.

The layout drawing shows the location of two Refuse stores, an existing to the north and a new store to the south.



1 LEVEL 01 - GA Plan
1 : 100

- Section 45 (1)(a) of the Environmental Protection Act 1990 imposes a duty on the Waste Collection Authority to arrange for the collection of household waste in its area.”.

The WCA would wish to ensure there is sufficient waste storage capacity on site, appropriate access, and that efficient waste collection can be achieved.

- For 46 apartments the recommended waste storage provision of 9760 ltrs for both residual and recycling bins. Appropriate waste storage provision would be 14 x 1100ltr wheeliebins (7x Recycling and 7x residual). It may be unrealistic to store this number of bins. The applicant may have baseline data from the existing flats other similar developments that can be used to refine the likely waste arisings.
- Guidance indicates the floor space for a 1100ltr wheeliebins is 1575mmx1190mm with space to manoeuvre the bins within the store. Appropriate standards are detailed in the Kirklees Waste Management Design Guide 2020. Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing.
- If sufficient waste storage cannot be accommodated, then there may need to be a review of the configuration of residual and recycling provision/ containers or the management company for the development could consider more frequent collections (e.g., weekly as proposed in the application or more regular) on an additional paid for basis.
- It is not clear if the Concierge service will be responsible for collecting waste from residents and transferring to the bin store or if residents will deliver their own waste. The walk distance from the entrance points of the block to proposed bin store(s) should be no more than the 30m as specified in guidance BS5906:2005 and this appears to be acceptable on the plan.
- Bin storage presents a fire risk. Guidance indicates communal bin stores should be 6m from buildings unless designed to comply with fire regulations (refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F).
- The waste store should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping. There will need to be appropriate lighting in and around the store areas. If the doors to the bin stores are to have a keypad to secure access these details will be required by the collection staff.

Refuse Collection Vehicle access:

Access is from Albion Street to bin stores located on the car park/ first floor level.

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: -

- Suitable site access and manoeuvrability space for a large 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, manoeuvrability must be demonstrated from the outset.

- The WCA currently collects waste from Buxton House.
- Consideration should be given to weight limits when accessing the first-floor deck with a fully laden RCV (approximately 26 tonnes)

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 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** (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

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>