

Consultation Response from KC,
Streetscene

2024/90257 Piazza Centre, Princess Alexandra Walk, Huddersfield, Kirklees, HD1 2RS

Variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)

Date Responded:28/02/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPS24- 007

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. This will also enable the proposal to better meet the Kirklees Council policy requirements and the Kirklees Highway Design Guide SPD in respect of waste collection. Ultimately this will be to the benefit both tenants, facilities managers, and waste contractors for the life of the development.

Waste storage and presentation:

The proposed redevelopment does not include residential properties and therefore the Waste Collection Authority does not have a duty to collect waste from the site unless requested to do so. The WCA does want to ensure any new developments have appropriate waste storage capacity on site for a range of source separated wastes and to maximise recycling and efficient collection.

The Application includes three plans that have details associated with waste management storage and collection.

Huddersfield Library - Heritage Strategy Lower Ground Floor Plan 071099 P01 dated 26.01.2024 shows two bin storage rooms Bin Store Use Class E (b) adjacent to food hall heating pump room and Use Class F.1 adjacent to LV Library switch room.

- Without details about the anticipated waste arisings it is not possible to confirm if the proposed storage capacity will be sufficient.

- Additional information is required detailing waste storage, containers, capacity and design of the waste storage including surfacing and security. 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.
- It is not clear if the Facilities management for the various buildings will be responsible for collecting waste and transfer to the bin stores or if tenants will deliver their own waste.
- The waste stores should be secure to prevent theft, unauthorised use/ fly tipping or rough sleeping. If the doors to the bin stores are to have a keypad to secure access these details will be required by the collection staff.
- Bin storage presents a fire risk. (refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F).

Huddersfield Masterplan - Proposed Lower Ground Floor Plan 070099 Rev P01 dated 26.01.2024 shows the location of the existing service tunnels in relation to the new and refurbished buildings.

Clarification is sought as to whether bins will be transferred from the bin stores to a Bin Collection Point where they will be loaded into a skip, compactor or direct to an RCV. If this is the case relevant information would need to be provided including: -

- Which elements of the development would consolidate waste (e.g., Library / Museum / Gallery / Food Hall).
- Whether a facilities management company will be responsible for moving bins from storage locations to the consolidation/ BCP location or if there is an expectation with will be done by waste collection staff.
- What is the location of the consolidation/ BCP within the development.

Current waste collection, via the tunnels under the Piazza, is undertaken by Kirklees Council Trade Waste services and consists of The Piazza (1 x compactor), the library (2 x 14 cu yd skips) and Queensgate market (1 x compactor and 1 x 14 cu yd skip all emptied on request possible once every 3-4 weeks. A Standard skip wagon used. The market compactor is difficult to manoeuvre as it is in a tight corner and the ceiling is low. The Piazza compactor takes the skip wagon close to pipes on the adjacent wall/ceiling.

Some tenants in the Piazza may also have a private sector contractor collecting their waste rather than using the communal facilities. In this case it is necessary to establish vehicle specifications for these waste collectors.

- If waste storage and transport is via 1100ltrs bins to a BCP will waste be decanted from there into a compactor/ skip and if so, how?

- If it is intended that collections will be direct loading of 1100ltrs wheeliebins into an RCV rather than use of compactors and skips. Can a RCV get into the tunnels, turn round, and avoid excessive reversing manoeuvres that are a known safety risk.

Future Site Wide Phase 1 Landscape General Arrangement Plan IR430301-GIL-ZZ-00-DR-L-101000 P02 dated 02.01.24.

- The plan shows the location of cycle storage but there is no indication of the location of litter bins or availability of public conveniences.

Additional 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:

1. Scheme design should conform to 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](#) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>

