

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

**2024/90501 Clifton House Surgery, 1, Church Street, Golcar, Huddersfield, HD7 4AQ**

**Prior notification for change of use from commercial/business/service to one dwelling (within a Conservation Area)**

**Date Responded: 19/03/2024.**

**Responding Officer: Mike Hibbert.**

**Responding Ref: WPS 24-012**

## **NOTES/COMMENTS:**

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 proposal is for the Change of use of a former doctor's surgery to a four-bedroom split level residential property.

The applicant has submitted Plans as Existing and Proposed Dwg ref 23-065-05 dated 25/01/2024.

### **Waste storage and presentation:**

- Space will be required for 3 x 240ltr bins at the property, 1x240ltr Residual, 1x240ltr Recycling with space for a third bin for garden waste or to accommodate future changes to waste collection due to the implementation of Simpler Recycling legislation.
- Due to the split-level nature of the site, there will need to be bin storage to the front of property. There is no bin store shown on the plan. There should be sufficient space available within the curtilage to accommodate three bins. Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the storage location.
- There is no indication of space for the presentation of bins on collection day. It is important to ensure that bins do not cause obstruction to pedestrians or other highway users when presented for collection. Bin presentation space should be identified within the plot, on a hard surface and where a refuse collection vehicle (RCV) can be easily reached. Guidance BS5906:2005 specifies that the maximum drag out distance from the property to the Bin Collection Point (BCP) is 25m and this is achievable with the site layout as shown. Likewise, the drag out distance from the BCP to an RCV will be within guidance distance.
- The bin store and BCP can be combined if located adjacent to the highway/ drive entrance and would be screened from Streetscene by the stone boundary wall.

### **Refuse Collection Vehicle access:**

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 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 in the layout of the site.
- The WCA currently collects from the adjacent Fairview House and properties on Church Street and Knowl Road.

**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>