Consultation Response from Mike Hibbert, **KC Waste Strategy(Refuse & Recycling)**
2024/91477 Chutney Mahal, Folly Hall, Huddersfield, HD1 3PA
Erection of extensions and alterations to convert existing building into 32 student apartments
Date Responded: 26/09/2024. **Responding Officer: Mike Hibbert** **Responding Ref: WPS 24-055**

NOTES/COMMENTS:

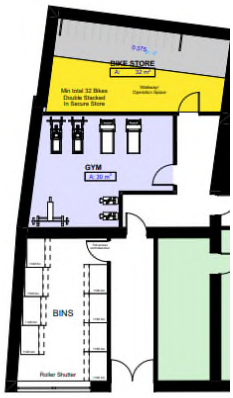
The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

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.

Waste storage and presentation:

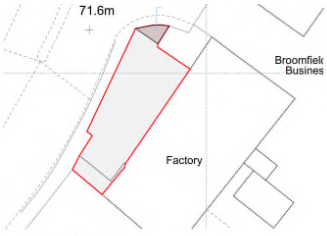
The proposal is for the demolition of existing buildings and construction of 32 apartments with two commercial units on the ground floor.

The application includes two plans showing the location of the bin store and proposed Bin Collection Point. Proposed Plans Dwg No. FLH PL002 Dated 13/09/2024.



GROUND FLOOR PLAN

Site Layout Dwg FLH PL-005 dated 22/07/2024.



PLAN SHOWING REFUSE COLLECTION POINT

The TRANSPORT STATEMENT dated 13/09/2024 in the Section titled Bin Storage and Collections states; -

“Bin Storage is proposed to the ground floor level which is the existing bin storage area provided for the restaurant. The restaurant usage is removed but the bin store area will remain as existing.
This is a level access area within the building.
The access to the road is level and is proposed to be collected through management of the roller shutter.
On a morning of collections, it is proposed that the roller shutter is opened and the general waste or recycling bins are moved to the hard surfaced collection point.
Once the bins are emptied, they are immediately to be brought back into the building.
Internally the bin area will be accessed through a fob operated door.
The room shall be fire protected in accordance with fire regulations (refer to BS 5906:2005 Waste Management in Buildings; BS476-22:1987: Fire tests on building materials and structures; and BS EN 1634-1:2008: Fire resistance and smoke control tests for door, shutter and open-able window assemblies and elements of building hardware) for internal compounds.
Broomfield industrial park is serviced with bins, and it is proposed that the same bin service will service the building as it previously did when the restaurant was in use.
This has access to the front of the building where collections as existing take place.
It is proposed that 4 number 1100l general waste and 4 number 1100l recycling bins are provided.
The bin service will be done through a private company and in line with Broomfield Industrial Park services, therefore, collections will be in line with collections for the industrial park.
Meaning that the bin service will pull into the Industrial Park as part of their collections.
There would be existing provision for collection of bins on the building if the building was restored therefore this existing provision is not seen to be changed therefore this does not change or make the provision for collection of waste worse than its current situation.
The use of the private collections in-line with the industrial estate ensures that that safe collection is possible.
It is proposed that the following condition requested by the waste management department is applied to any approval
“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”.
It is requested that this is amended to after pre-commencement (i.e. pre-occupation) therefore, not to hold the start of construction up in line with NPPF to promote development.”

Waste storage and presentation:

- 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. Regardless of the whether a private collection contractor (as proposed by the applicant) the WCA would wish to ensure there is sufficient waste storage capacity on

site, appropriate access, and that if the responsibility for collection falls to the WCA in future that efficient waste collection can be achieved.

- The site layout shows eight wheeliebins. For 32 apartments the recommended waste storage provision is between 3100trs and 5700ltrs per week, so 8x 1100ltrs for an alternate weekly collection (4x residual and 4x recycling bins) would be sufficient. Provision for residual and recyclate bins for the commercial units would be appropriate but these could be stored within the commercial units and will be dependent on the tenant's business. Space within the store is needed to align the bins to enable access by residents to deposit waste and for the efficient manoeuvring by collection staff.

- If sufficient waste storage cannot be accommodated in the internal refuse store, then there may need to be a review of the configuration of residual and recycling provision or the management company for the development could consider more frequent collections.

Refuse Collection Vehicle access:

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.

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'

- Trade waste collections currently take place in Broomfield Industrial Park and the Bin Collection Point proposed can be utilised without an RCV stopping/ interrupting traffic flow on Folly Hall.

- Evidence of a written agreement from the landowner permitting access for an RCV to Broomfield Industrial Park would ensure that if the private contractor changed or collections default to Kirklees Council future access would be available.

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:

- 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 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