

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

2024/92105 Wesley House, Huddersfield Road, Birstall, Batley, WF17 9AZ

Alterations to convert former offices to 21 apartments (Listed Building within a Conservation Area)

Date Responded: 14/08/2024

Responding Officer: Mike Hibbert

Responding Ref: WPN 24-026

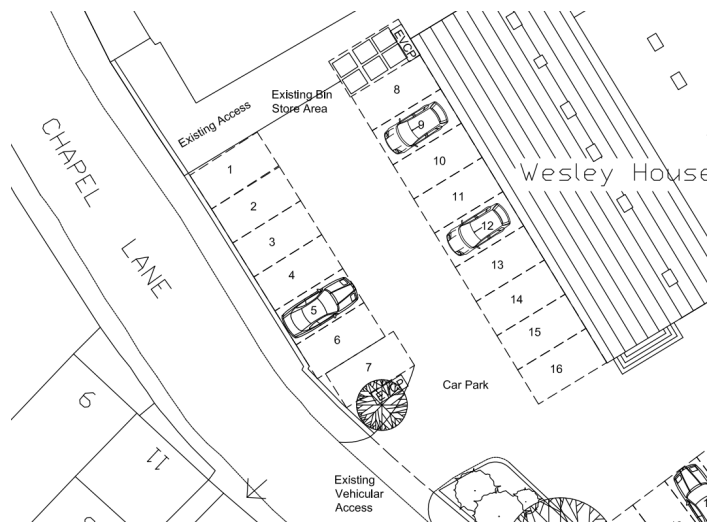
NOTES/COMMENTS:

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 proposed scheme consists of Conversion of the existing Chapel into 21 apartments. The application form states, "Bin store within car park (existing situation)."

The applicant has submitted details including Proposed Site Layout and Location Plan Ref KL/24/1709/01 dated July 2024.

The layout drawing shows the location of a bin store: -



- For 21 apartments individual wheeliebins would not be appropriate. The recommended waste storage provision is approximately 3,780ltrs (21X180 litres) for both residual and recycling bins. Appropriate waste storage provision would be 6 x 1100ltrs wheeliebins. (3x Recycling and 3x residual). Provision should be included for separate collection of food waste to ensure compliance with Government Simpler Recycling legislation.

- The Bin store has approximate dimensions of 2.5m x 4.1m with the six wheeliebins shown as 1250mm x 1000mm. Guidance indicates the floor space for a 1100ltr wheeliebins is 1575mmx1190mm with space to manoeuvre the bins within the store. The bin store layout as shown may be too small and does not show access gates to the store. Additional information is required detailing waste storage, containers, capacity and design of the waste storage compound including, screening, 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 adequate storage cannot be accommodated on site, 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 (e.g., weekly residual) on an additional paid for basis. KC Trade waste staff can arrange to meet on site and discuss potential solutions.
- The walk distance from the entrance points of the apartments to proposed bin store should be less than the 30m maximum specified in guidance BS5906:2005. This should be achievable within the site.
- To reduce the drag out distance from the bin store to the highway but still be within the 30m walk for residents it would be appropriate to relocate/ swap the existing bin store to Parking Space No7 or No17 as shown on the plan.
- Waste storage should address the fire risk issues presented by large quantities of waste – **it must be either 6m away from the building or be constructed of suitable material to contain and prevent the spread of fire.** See BS5906:2005, 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. If the doors to the bin store are to have a keypad to secure access these details will be required by the collection staff.
- The bin storage area and access routes to the Bin Collection Point (BCP) should be constructed to withstand point loading and movement, impacts of larger bins over time, and to resist future rutting, pitting, cracking or other such surface degradation that would impair bin manoeuvring. To facilitate loading of full wheeliebins the surface between the bin store and BCP/ highway should be smooth hard surface without kerbs. Maximum drag out distance should be less than 8m. The proposed layout must ensure that parked cars do not obstruct the route between the bin store and loading point.
- On sites such as this, waste storage and collection can require careful consideration and the identification of space within the site layout is critical. As such, the details of these arrangements must not be left to Planning conditions.

Refuse Collection Vehicle access:

The WCA currently collects from domestic properties on Chapel Lane adjacent to the development site.

With regards to turning circles and sweep analysis colleagues in Highway Development will be able to provide more informed comments but the following observations should be addressed:

- 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.
- Active measures should be taken to prevent parking on the highway close to the Bin Collection Point/ Bin store access.

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>)

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>