

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

2024/92312 adj, 99, Knowl Road, Mirfield, WF14 9RQ

Discharge of conditions 3 (materials), 6 (drainage strategy), 7 (electric vehicle charging points), 11 (landscaping), and 12 (waste storage and collection) of previous permission 2023/91465 for erection of two detached bungalows with associated access and landscaping

Date Responded:17/09/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPN 24-031

NOTES/COMMENTS:

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

These comments relate to the Discharge of Condition 12 that states: “Before development commences on the superstructure of the dwellings hereby approved, details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.”

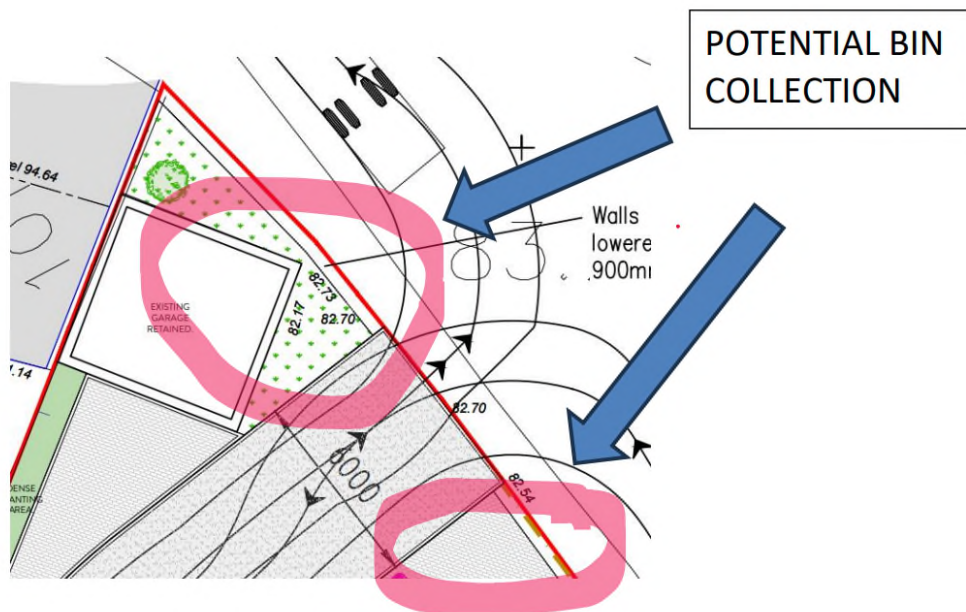
Waste storage and presentation:

The applicant has submitted BLOCK PLAN Dwg No: (20) 002 dated 23/02/21 that shows the location of bin storage at each property on block paving car parking areas. These are screened from the Streetscene, are sufficient to accommodate three 240ltrs wheeliebins and are therefore acceptable.

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 Authority will not take an RCV into private drives or roads that are not built to adoptable standards. Where roads are shown on the Plan, confirmation is sought these are adopted/ constructed to adoptable standard.
- Despite the bin drag out distance for Plot 2 being in excess of the 25m specified in guidance BS5906:2005 the provision of a Bin Collection Point for both plots next to the entrance onto Knowl Road, either on the area of block paving or adjacent to the retained garage, would enable more efficient collection than an RCV having to enter and turn around within the site,



The WCA will not accept discharge of the condition until the above points have been clarified.