

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

2024/92314 1, West Park Street, Dewsbury, WF13 4LA

**Change of use from dwelling house (C3) to House in Multiple Occupation (C4) (within a
Conservation Area)**

Date Responded: 28/08/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPN 24-029

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 7-bedroom property to a 14 room House of Multiple Occupancy (HMO). The applicant has submitted details including Site layout plan Dwg No SM002 dated 08/08/2024. Neither the plan or application form include details on bin storage.

The property has historically been serviced by the WCA, with an alternately weekly collection of 240ltrs residual and recycling bins.

Waste Storage and Collection.

- For a 14-room property individual wheeliebins would not be appropriate. The recommended waste storage provision is approximately 980ltrs to 1,400ltrs (14X100) for both residual and recycling bins. Communal waste storage provision would be 4 x 660ltrs wheeliebins. (2x Recycling and 2x residual). Provision should be included for separate collection of food waste to ensure compliance with forthcoming Government Simpler Recycling legislation.
- 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 the of 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 point of the building to the communal bin store should be less than the 30m maximum specified in guidance BS5906:2005. This should be achievable within the site.
- Preference would be for storage of bins to the rear of properties as this reduces the impact on Streetscene in a Conservation area. However, collection staff will not drag bins more than 8m from the store to the highway. In the absence of residents or a management company facilitating movement of bins to a Bin Collection Point then it would be necessary to have a screened communal bin store close to the adopted highway.
- 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 a 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 West Park Street.

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.
- 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** (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** which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>