Consultation Response from Mike Hibbert, **KC Waste Strategy(Refuse & Recycling)**
2024/92349 143, Upper Commercial Street, Batley, WF17 5DH
Change of use of former public house to 4 flats (C3) (within a Conservation Area)
Date Responded:23/09/2024. **Responding Officer: Mike Hibbert** **Responding Ref: WPS 24-033**

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.

The proposal is for Change of use of former Public House into C3 Use Class Dwellinghouses (Flats). The Applicant has stated in the Design & Access/Heritage Statement Rev A that" Bin storage area for the proposed development is to be located on site and made available for the flats with collection arranged with The Local Authorities Waste Collection Services". The application also includes Proposed Site Plan Drawing No PL-01 Rev B dated 07/24 that is annotated with the location of the proposed bin store.

Waste storage and presentation:

- Waste arisings from four apartments (2x2-bed and 2x1-bed) will be approximately 640ltrs. Separate 240ltrs wheeliebins for each apartment would require many bins and hence a large storage area, alternatively the site could have provision of 2 x660ltrs wheeliesbins (1x residual and 1x recyclate) with additional space to accommodate future separate food waste collection.

- Guidance indicates the floor space for 660ltrs wheeliebin is 1560mmx 970mm with space required to manoeuvre the bins within a store.

- The communal waste storage area should be screened and secure to prevent unauthorised use, damage or theft.

- 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. It may be appropriate to relocate the bin storage area from immediately adjacent to the building to against the site boundary.

- Access from the bin store at the rear of the property to the Bin Collection Point (BCP) / highway 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. Measures should be taken to ensure access to the bin store is not impeded by parked cars between the store and highway.

- On collection day the residents or a management company would need to transfer bins to a presentation point close to the adopted highway and not left on the footway.

Refuse Collection Vehicle access:

- Suitable site access and manoeuvrability space for a large Refuse Collection Vehicle is vital to enable waste collection from premises. This requirement will exist in perpetuity on any development.

- The WCA currently collects from properties on Upper Commercial Street.

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)

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".
- 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