

**Consultation Response from Alan Smith,  
KC Waste Strategy( Refuse & Recycling)**

**2025/90517 land off, Forge Lane, Thornhill Lees, Dewsbury, WF12**

**Outline application, including the consideration of access and layout, for two commercial units  
(use class B2 and/or B8) and associated works**

**Date Responded: 04/07/2025**

**Responding Officer: Alan Smith**

**Responding Ref: WPN 25 006**

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 an “Outline application, including the consideration of access and layout, for two commercial units (use class B2 and/or B8) and associated works”

Waste management details for the site are contained in the document, “General [id 1081275] Size: 32KB 25/02/2025 - SITE\_WASTE\_MANAGEMENT\_PLAN\_STATEMENT”. The document includes the statements.

- *3.3 Identified with a cross is an area for the storage of bins etc. in the western corner of the car park for Building 1 and the same for Building 2 at the south eastern corner of its car park.*
- *3.4 Given the nature of the end users is not known at this stage, it is not known what particular requirements occupiers may have.*
- *3.5 Accordingly, the proposals at this stage are somewhat speculative.*
- *3.6 However it is fully intended that proposals will in due course be designed and submitted for planning approval to meet the requirements of the local plan policies identified.*

#### **Waste storage and presentation:**

- The Waste Collection Authority does not have a legal Duty to collect Commercial or Industrial wastes from the proposed premises unless requested to do so, in which case this would be a chargeable service. Alternatively, tenants on the site may use private sector waste contractor(s). Regardless of the contractor used to provide waste services on this development the WCA would wish to see adequate access to the site for RCV's, REL's, FEL's or skip wagons to enable waste collection.
- From 31 March 2025, Government legislation requires businesses to separate dry mixed recycling and food recycling as part of the Environment Act 2021(Commencement No. 9 and Transitional Provisions) Regulations 2024, ensuring recycling across England is standardised. All mixed recycling, including cardboard, plastics, glass, and metal, should be carefully separated and disposed of in accordance with the new guidelines to ensure that each material is recycled appropriately and to minimise environmental impact. If a business produces more than 5kg of food waste per week, it must arrange a separate collection by licensed waste carriers. This includes biodegradable materials from processing or preparing food, such as inedible parts like bones, eggshells, fruit and vegetable skins, tea bags, and

coffee grounds. The new legislation excludes micro-firms (businesses with fewer than ten full-time equivalent employees).

- Any producer of controlled waste must ensure compliance with Section 34 Duty of Care etc. as respects waste to prevent escape of waste, litter, odour or vermin problems. Evidence of a waste collection contract and Controlled Waste Transfer Notes (CWTN's) must be available if requested.
- Waste storage presents a fire risk and should be carefully considered when undertaking a fire risk assessment, If there is a waste storage compound external to the buildings it should be more than the 6m from properties as specified in guidance.
- Any waste stores should be secure to prevent theft, unauthorised use / fly tipping or rough sleeping. If the doors to the bin store are to have a key / keypad to secure access these details will be required by the collection staff. It should also be of suitable dimensions to accommodate the necessary bins and constructed in compliance with the details specified in the design guide
- If not using skips or FELs, the drag out distance for wheeled bins from a bin store / premises to the collection vehicle should preferably be under 15m. Access to and from the bin storage area 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
- Any internal bin store must comply 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.
- In compliance with the waste hierarchy the WCA would encourage reuse or recycling of demolition materials within the construction project.
- With regards to the office waste, clarification is required on how this waste will be managed, stored and where it will be collected from.

#### **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 enable collection of waste. This obligation will exist in perpetuity on any development and as such will be a critical consideration. As the site is designed for deliveries to the units by commercial vehicles it is not envisaged that access will be a significant issue.

- Where turning is necessary, the turning facilities must be demonstrably sufficient for a refuse collection vehicle. Swept path analysis must show the manoeuvrability of this vehicle throughout the site, demonstrating the safe passing of other vehicles likely to be using the access – either parked or moving.

**If the application is approved, the following conditions are requested:**

- A. Before development commences, further details to ensure suitable storage, and access for collection of wastes from the buildings 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.
- B. 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

**Waste policy context:**

1. 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”
2. 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”.
3. 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.
4. Further advice and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx> [Kirklees Local Plan](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) can be found at [Kirklees Local Plan Strategy and Policies](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx).