Consultation Response from Alan Smith, **KC Waste Strategy (Refuse & Recycling)**
2025/90548 78, John William Street, Huddersfield, HD1 1EH
Change of use and alterations to convert offices to 14 apartments (use class C3) **(Listed Building within a Conservation Area)**
Date Responded: 03/07/2025 **Responding Officer: Alan Smith** **Responding Ref: WPS 25 019**

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 of both residents and the Authority for the life of the development.

Waste storage and presentation:

The proposed layout and refuse collection details are outlined in the "Design and Access Statement [id 1091302] 06/06/2025 - No additional annotation". The documents states:

> *Waste:*
> *The rear of the property is level with Wood Street.*
>
> *It is proposed that the existing bin arrangements are kept which are bins located to the rear of the property within the building.*
>
> *Space for 2 recycling and 2 general waste bins of 1100l can be provided It will be down to a management company to open the rear doors for the bins to be collect ted on a weekly/fortnightly collection.*
>
> *The provision of bin collections therefore remains as existing from Wood Street*

- The application is for the construction of 14 apartments. The plan shows the proposed wheeled bin store located inside the rear entrance to the building off Wood Street. Waste storage capacity for 14 apartments should consist of 180ltr per person x 14 = 2,520ltr. Assuming the use of 1,100ltr wheeled bins this equates to 2.3 containers each for both for residual waste and recycling. So, **5 x 1,100ltr wheeled bins should be acceptable**. Further details of how the crew access the bin store will be required before collections take place.

- 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 wheeled bin storage area should be secured to prevent unauthorised use. It is important there is adequate room to manoeuvre the bins to Wood Street. The full width of door opening is required to ensure is sufficient clearance for 2 people to empty the wheeled bins. The bin store should be of suitable dimensions to accommodate the bins and constructed in compliance with the details specified in the design guide.

- 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.

- The 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.

- With the introduction of the new Simpler Recycling Legislation there may well be a future requirement for the Council to collect waste from additional containers.

- The communal waste storage area should be secured to prevent unauthorised use, rough sleeping, damage or theft.

If the application is approved, the following conditions are requested to cover any phased occupation of the site:

A. Before development commences, further details to ensure suitable storage, and access for collection of wastes from the dwellings and commercial unit, 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 refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority, including access for waste crews. 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. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. 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.
5. Further advice and full guidance is contained in the Kirklees Waste Management Design Guide 2020 (found at https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) and the Kirklees Highway Design Guide SPD found at https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx