Consultation Response from Alan Smith, KC Waste Strategy (Refuse & Recycling)
2025/91122 Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT
REVISED/ADDITIONAL INFORMATION RECEIVED FOLLOWING LISTING OF SPINNING BLOCK BUILDING (GRADE II). Redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works.
Date Responded: Alan Smith Responding Officer: 26/08/2025 Responding Ref: WPS 25 034

Kirklees COUNCIL

General comments:

Further to my previous comments on this application dated 23/06/2025, I have the following comments to make.

The developer has submitted the Proposed Site Plan, Drawing No. 1908 205, dated September 2024.

Waste storage and collection:

- This drawing shows the location of the bin store outside Existing Building A. The plan shows bin stores to hold 4 x 1,100ltr general waste bins and 6 x 1,100ltr recycling bins. Confirmation is needed that these bin stores are large enough to hold 10 x 1,100ltr wheeled bins. The dimensions of an 1,100 ltr bin are 1,375mm x 990mm. Ideally the floor space for each bin is 1,575mm x 1,190mm.

- The waste stores should be secure to prevent theft, unauthorised use / fly tipping or rough sleeping and constructed in compliance with the details specified in the design guide. 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.

- 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.

- If appropriate, 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.

Refuse Collection Vehicle access:

- The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of Refuse Collection Vehicle (RCV) access but offers the following observations in this regard.

- Confirmation is sought that the road layout enables vehicular access to bin storage point and details are required as to show how waste collection will be achieved via an RCV. In addition, confirmation is needed that the proposed service yard will be of an adoptable standard to allow the collection of bins. If the yard is not of an adoptable standard the bins will need to be wheeled to the junction with Quay Street for emptying. Reversing of RCV's presents an established health and safety risk. Any proposals should consider the potential impact on pedestrians and motorists when waste collection is occurring at the site.

If the application is approved, the following conditions are requested for the site:

A) Before development commences, further details to ensure suitable storage, and access for collection of wastes from the commercial units, 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. 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 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 Kirklees Local Plan can be found at Kirklees Local Plan Strategy and Policies.