

Consultation Response from Alan Smith, KC Waste Strategy (Refuse & Recycling)
2025/91127 Oxford Grange, 30, Oxford Road, Dewsbury, WF13 4LL
Change of use of residential care home to 21 apartments, erection of coach house to host 2 apartments with associated external works (within a Conservation Area)
Date Responded: 22/06/2026 Responding Officer: Alan Smith Responding Ref: WPN 26 030

1. Introduction

This response is provided by the Waste Collection Authority (WCA) and outlines operational requirements for waste storage and collection. These comments aim to support compliance with Kirklees Local Plan policies LP24 (d.vi), LP43, the Waste Management Design Guide and the Highway Design Guide SPD. The aim is to achieve a safe and efficient waste collection service.

Section 45(1)(a) of the Environmental Protection Act 1990 places a duty on the Waste Collection Authority (WCA) to arrange for the collection of household waste within its area. Regardless of whether a private contractor is engaged, the WCA must ensure that there is adequate on-site waste storage capacity, suitable access for collection vehicles, and that, should the responsibility for collection revert to the WCA in the future, the process can be carried out efficiently.

The Council takes the issue of bin blight seriously and encourages developers to ensure that the street scene for new developments is not spoilt by the poor design for refuse storage and collection.

2. Waste Storage Requirements – 23 dwellings x 180 L = 4,140 L of waste per week

The property must accommodate:

- **12 x 1,100 L wheeled bins for:**
 - 4 x Residual waste – collected on alternative weeks
 - 4 x Recyclable waste – collected on alternative weeks
 - 4 x Future Simpler Recycling legislation provision
- **Bin space dimensions:**
 - floor space required is 1575 mm x 1190 mm per bin
- **Bin storage location:**
 - Must not obstruct highways or driveways
 - Gated access must be secure and wide enough for bins to pass through
 - No gradients steeper than 1:12 or steps
 - Minimum 6 m clearance from fire exits, doors, and windows
 - If 6 m clearance is not feasible, adjacent structures must be fire-resistant to 30 minutes
 - Bin store must be secure to prevent theft, unauthorised use, fly-tipping, or rough sleeping
- **Composting:**
 - As the properties have a garden the developer is encouraged to provide compost bins to help better meet the council's 'clean and green' objectives for waste reduction

3. Bin Collection Points (BCPs)

- Must be shown on a layout plan for all properties
- No gradients steeper than 1:12 or steps from storage area to BCP
- Located adjacent to an adoptable highway – the current location is too far away from the highway
- Solid surface required, resistant to constant wear and tear
- Temporary BCPs may be needed for early occupiers whilst site is being built.

- Must be within **10m of Oxford Road** – the current location is too far away from Oxford Road, the collection vehicle will not enter the property

4. Refuse Collection Vehicle (RCV) Access

- The WCA will not enter:
 - Private drives
 - Roads not built to an adoptable standard
 - Active construction sites

5. Phased Development Considerations

For phased occupation:

- Temporary waste storage and collection arrangements must be approved prior to first occupation
- WCA will not collect from incomplete sites
- Developers must bulk order bins for residents via: trade.waste@kirklees.gov.uk

6. Requested Planning Conditions

- **Pre-Occupation Waste Strategy**
Prior to commencement the developer must submit for approval details for bin storage, screening, BCP. The approved details shall be provided before first occupation and shall be so retained thereafter.
- **Phased Occupation Waste Management**
Prior to commencement the developer must, where applicable, submit for approval temporary waste collection arrangements if the site becomes occupied prior to completion. The approved details shall be provided before first occupation and shall be so retained thereafter.
- **Bin Store maintenance**
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.

7. Policy Context

- **LP24 (d.vi)**: Requires unobtrusive, well-designed waste facilities
- **LP43**: Supports waste minimisation and recovery
- **National Planning Policy for Waste (5.8)**: Adequate storage facilities at residential premises

8. Design Guidance References

- [Waste Management Design Guide for New Developments](#)
- [Kirklees Highway Design Guide SPD](#)
- [Kirklees Local Plan Strategy and Policies](#)
- [Avoiding Rubbish Design Guide](#)
- [Building for a Healthy Life \(2020\)](#)
- [Building Regulations 2010 Part H6](#)
- [Safety Distances Between Waste Containers and Buildings](#)
- BS5906:2005 Waste Management in Buildings