From:
Sent: 21 July 2025 10:57
To: Jillian Rann

Subject: George Hotel, Huddersfield (2025/91147 and 2025/91148) - Waste Collection Calculation

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Hi Jillian

Thank you for the query regarding Wast Collection and strategy for the Hotel which we responded to initially on 02.07.25 and formalise our response below.

This has been derived partly from the operator initial projections (based on room numbers as submitted and associated food and drink preparation expectations), current experience of operations in town/ city centre locations as well as relevant BS/ACOP standards. Whilst a good 40% of the hotel will remain as is (unchanged listed hotel) a good 60% will be new construction (with increased occupation numbers) and to this end have sought a full compliance standard as a first principle (rather than Listed Derrogation consideration) at this time.

Background:

We note the current approval 2023/48/90024/W which conditioned as follows and what this dialog seeks to address:

5. There shall be no occupation of the development hereby approved until a waste management plan containing details of suitable storage, bin presentation points and access for collection of wastes from the premises has first been submitted to and approved in writing by the Local Planning Authority.
The approved details shall be provided before first occupation and shall be retained as such thereafter for the lifetime of the development.
Reason: In the interests of amenity and highway safety, in accordance with Policy LP24(d)(vi) of the Kirklees Local Plan.

This couples with the broader aims of broader aims of Policies LP21 and LP24(d)(vi) the following core aims:

- *Waste Volume: The policy requires that the designated waste storage and collection areas are appropriately sized to accommodate the expected volume of waste generated by the development.*
- *Highway Safety: The location and design of waste facilities should not compromise the safety of vehicles and pedestrians using nearby roads.*
- *Visual Amenity: The policy aims to minimize any negative visual impact that waste storage and collection facilities might have on the surrounding environment.*

Dialog

The design team have located the bin store at Ground Floor level on John William Street at the furthest North of the site so as the present the minimum risk of vehicular impact on collection and due to site and footprint restrictions propose the use of compaction with the following proposal/ commitment:

- The initial brief area supplied from the operator Raddison Red (Stage 1 Design Brief) was 12sqm.
- We have used BS 5906:2005 - Waste management in buildings — Code of practice to develop the below calculation.
- The George Hotel shall be targeted as a 4-star hotel with lower levels of recreational, meeting and conference space – therefore falls between the 250l for 2/3 star hotels and 350l for 4/5 Star Hotels = 300 litres of waste per room per week.
- Use of a compactor results in a 3:1 reduction in the number of bins.
    - 108 x 300l = 32,400 of waste

- /1280 (1280l Euro Bin) = 25 No. Bins
- /3 (3:1 Ratio for compactor) = 8.4 No. Bins
- Total No. Bins = 8 Bins collected once per week.

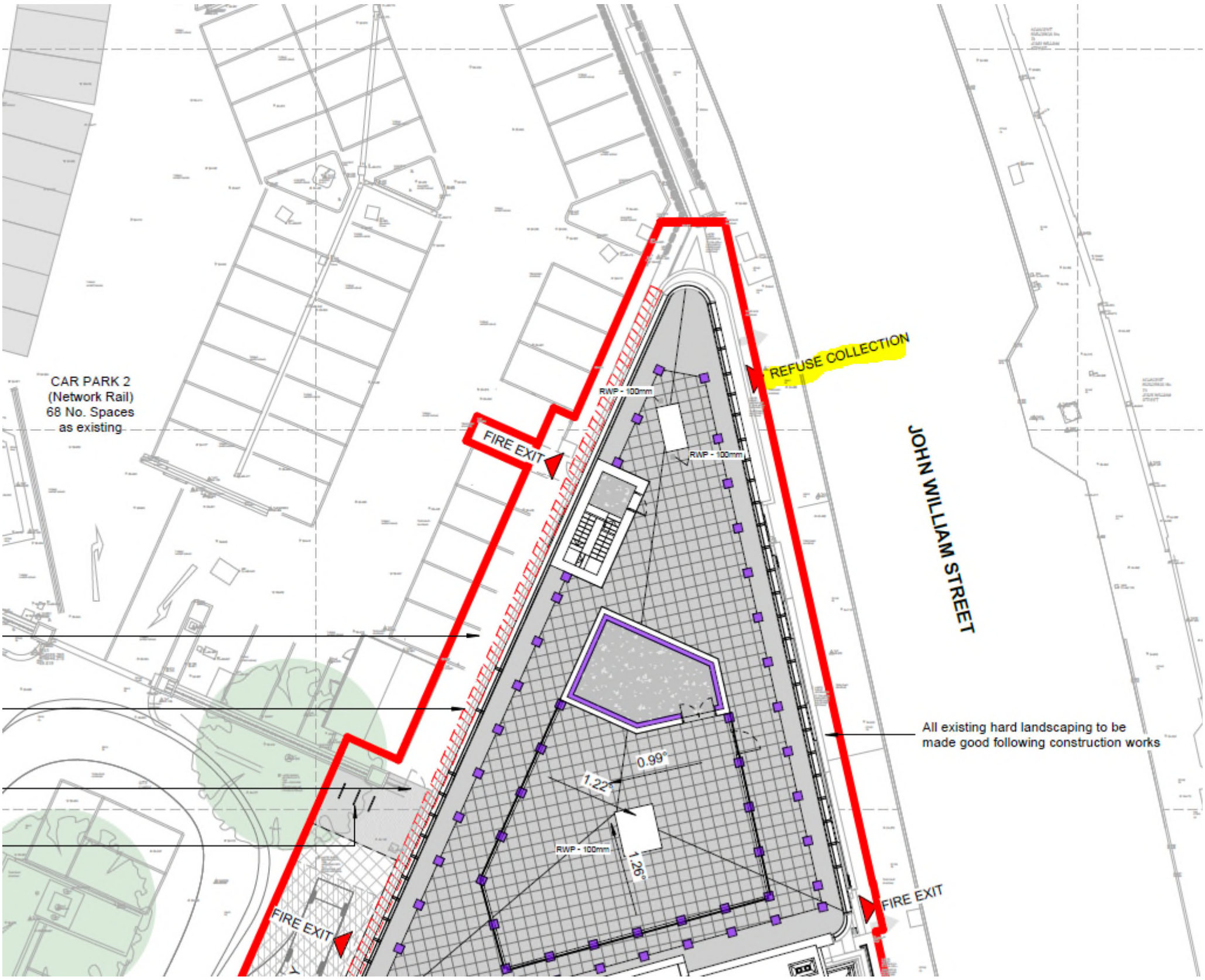
- To reduce impact on floor plate limitation (area constraint) This is proposed to be further reduced by increasing the frequency of collection to 3 No. bins Tri-weekly – This works with the briefed area which is the proposed strategy in line with the designs submitted.
- Note: The applicant is aware of new refuse regulations are in the process of being adopted by Kirklees (relating to food waste) which we won't be able to assess until operation and waste projections can be prepared with the operator following confirmation of planning and subsequent engagement with the operator under contract.

Summary

- **Waste Volume:** It is proposed that the waste storage and collection zone shall ostensibly be served by 8nr bins (compactor assisted) collected tri-weekly with separate arrangements made specifically in extreme circumstance (event management arrangement).
- **Highway Safety:** The refuse store is to be located at Ground Floor level on John William Street at the furthest North of the site so as the present the minimum risk of vehicular impact on collection.
- **Visual Amenity:** As indicated below, it is proposed that all waste shall be internally stored until collection (staff assisted).

We note that space is very much a premium on the site and so the opportunities for substantial changes to the above are extremely limited, we however would ask the relevant Waste Officer to engage with us if there are any concerns in this regard.

Collection location as indicated below



Regards