

Response in relation to email from Russell Barlow Brewster Bye Architects

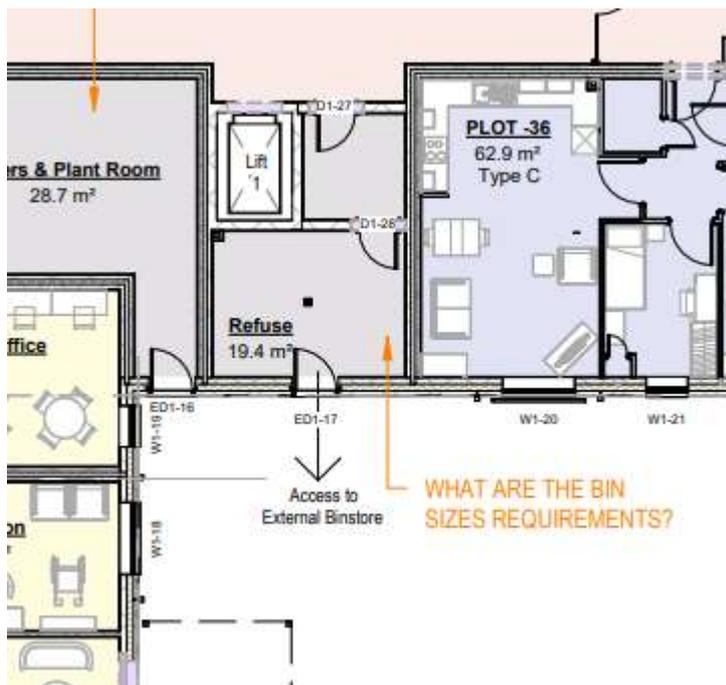
The development is for the erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens on Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

Planning permission was granted on 25 January 2022. No conditions within the decision notice relate specifically to waste storage, but a consultation response Ref WPN 20-041 was provided by Carol Oakden that included comments on waste storage proposals and access for waste collection vehicles.

The development consists of a total of 80 Apartments, (61 one-bed apartments and 19 2- bed apartments).

There is also a commercial kitchen (see ground floor plan – bottom of drawing) and a communal seating/dining space.

On each floor there is a dedicated internal bin store for use by residents.



This bin store size and location on each floor are mirrored across the four floors of the building.

The clients waste strategy is for the residents to put waste into the internal bin stores and cleaners transfer the waste from the smaller internal bins to the external bins.

Using the figures in BS 5906:2005 waste generation per apartment for one bed apartments would be approximately 100ltrs per week and 2 bed apartments 170ltrs per week.

Kirklees currently operates an alternate weekly collection of for residual and recycle.

61 1-bed apartments -6100ltrs
19 2- bed apartments – 3230ltrs

Total 9330ltrs per week if 1100ltrs wheeliebins probably 8 or 9 so for both recycling and residual **16 bins total**.

Serious consideration should be given to use of 660ltrs bins to remove the need to decant waste from smaller to bigger bins.

Within the waste storage provision there will need to be space to accommodate future changes to waste collection due to the implementation of Simpler Recycling legislation e.g. separate food waste. This will not increase the storage needed but the mix of containers within the store.

Bins need to be labelled to encourage residents to minimise contamination of recycling

If the bins are being swapped from internal to external bin store, then floor surfaces within the building need to be suitable and bins need to be kept clean.

Waste storage and presentation:

- Guidance indicates the floor space for 1100ltrs wheeliebins is 1575mmx1190mm with space required to manoeuvre the bins within the store. The location of the proposed bin store, including dimensions, should be shown on the plan.
- Due to the demographic of residents the volume of waste may be less than these calculations predict. There is a proposed café/ social area and there will be potential generation of food waste, packaging, and drinks containers from this operation. Consideration should also be given to storage of any medical and sanitary wastes generated on site. It is likely these arisings will be minimal. Provision must be made to separately collect food waste from the kitchen including used cooking oils.
- If sufficient waste storage cannot be accommodated in the internal refuse store, 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.
- The communal waste storage area should be secure to prevent unauthorised use, rough sleeping, damage or theft.

