Consultation Response from Alan Smith,
KC Waste Strategy (Refuse & Recycling)

2025/91639 40, Bradford Road, Fartown, Huddersfield, HD1 6JE

Erection of 3 storey extension and alterations to form student accommodation

Date Responded: 23/07/2025
Responding Officer: Alan Smith
Responding Ref: WPS 25 023

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

Waste storage and presentation:

The proposal is an "*Erection of 3 storey extension and alterations to form student accommodation*".

- The application is for the construction of 10 apartments. As the proposal is for a House in Multiple Occupation the development is entitled to 2 x grey 240ltr bins and 1 x green 240ltr bin. The green bin is only for recyclable material. It is not clear from the plan where these bins are going to be stored on the property. The WCA would like further details of where it is proposed the bins will be stored.

- If the bin allocation is not sufficient to store all the waste generated, then 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; they can be contacted at **trade.waste@kirklees.gov.uk.**

- The bins will need to be placed in a bin store which should be of suitable dimensions to accommodate the required bins and constructed in compliance with the details specified in the design guide. The wheeled bin storage area should be secured to prevent unauthorised use. It is important that there is adequate room to manoeuvre the bins through entrance to the property for collection on Bradford Road. Wherever these bins are stored they will need to be placed on the footpath on the day of collection and then returned to the property.

- Due to the bin storage area being potentially very close to the building the 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.

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

A. Before development commences, further details to ensure suitable storage, and access for collection of wastes 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 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.

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.