Consultation Response from Alan Smith, KC Waste Strategy (Refuse & Recycling)
2025/91888 Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY
Part change of use and alterations to Banqueting Suite to form a mixed short-term let / café restaurant use and associated works
Date Responded: 19/03/2026 Responding Officer: Alan Smith Responding Ref: WPN 26 010

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.

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.

The applicant may choose to use the waste service from Kirklees Council or a private contractor for collection and treatment of wastes arising on the site. Regardless of the contractor used the WCA does want to ensure any new developments have suitable access and waste storage capacity on site for a range of source separated wastes and to maximise recycling and efficient collection. Appropriate waste storage is vital to prevent escape of waste, odour, or vermin problems. Evidence of a waste collection contract and Controlled Waste Transfer Notes (CWTN's) must be available if requested. Any producer of controlled waste must ensure compliance with Section 34 Duty of Care etc. as respects waste.

2. Waste Storage Requirements

It is currently not known how much waste will be produced by the hostel, however, based on 18 rooms it is likely that 2,700 L of waste capacity will be needed each week. This equates to 3 x 1,100 L wheeled bins per waste type. It is likely that 9 x 1,100 L bins will be required.

The hostel must accommodate:

- **9 x 1,100 L wheeled bins for**:
  - 3 x 1,100 L for residual waste
  - 3 x 1,100 L for recyclable waste
  - 3 x 1,100 L for Simpler Recycling legislation, including food waste
- **Bin space dimensions**:
  - floor space required is 1575 mm x 1190 mm per bin
- **Bin storage location**:
  - Must not obstruct highways or driveways
  - No gradients steeper than 1:12 or steps
  - Minimum 8 m clearance from fire exits, doors, and windows
  - If 8 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, gated access must be secure and wide enough for bins to pass through

3. Bin Collection Points (BCPs)

- Must be shown on a layout plan
- No gradients steeper than 1:12 or steps from storage area to BCP
- Solid surface required, resistant to constant wear and tear
- The maximum drag out distance from bin storage area to BCP is 25 m (BS5906:2005)

- Temporary BCPs may be needed for early occupiers whilst site it being built.

4. Refuse Collection Vehicle (RCV) Access

- The WCA will not enter:
  - Private drives
  - Roads not built to an adoptable standard
  - Active construction sites
- Road layout must:
  - Where applicable, turning heads must be suitable for an 11.85 m RCV
  - Turning areas must be made active to avoid them being used for additional parking
- Reversing distance for an RCV must not exceed 12 m (WISH guidance)

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, BCPs, and RCV access. 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