

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

2025/91959 Butchers Arms, Halifax Road, Staincliffe, Dewsbury, WF13 4AZ

Alterations to former public house and flat to form 8 flats

Date Responded: 28/08/2025

Responding Officer: Alan Smith

Responding Ref: WPN 25 021

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority (WCA).

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

The applicant has submitted the drawing; "Butchers Arms, layout plans, proposals".

The development is for, "*Alterations to former public house and flat to form 8 flats*".

Waste storage and presentation:

- The proposed development is for 8 flats; each flat will need bin storage capacity of 180ltr each week. Therefore, the development will need bin capacity of 1,440ltr per week. This works out as a total of 2,880ltr to cover both general and recyclable waste. 2 x 1,100ltr bins for general waste and 1 x 1,100ltr bin for recyclable waste should be sufficient. The floor space required for each container is 1,575mm x 1,190mm.
- Bin storage presents a fire risk. Guidance indicates communal bin stores should be 6m from buildings unless designed to comply with fire regulations (refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F).
- 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.
- Layout drawings for this development site will need to show bin storage and presentation points for these flats to demonstrate sufficient space and efficient collection arrangements – these must not cause obstruction to the highway, driveways or be blocked in by cars.
- It appears that there is insufficient space to safely store 3 x 1,100ltr containers in the courtyard to the side of the Butchers Arms off Halifax Road. An alternative would be to create a bin store on the land at the side of the development on Dewsbury Gate Road.

If this space is used, access to the bin store will need to be at pavement level. The crews will not manoeuvre bins down steps or steep slopes.

- The waste store should be secured to prevent theft, unauthorised use / fly tipping or rough sleeping. There will need to be appropriate lighting in and around the store areas. If the doors to the bin stores are to have a keypad to secure access these details will be required by the collection staff.

Refuse Collection Vehicle access:

- The WCA currently collects from properties on Halifax Road.
- Section 45 (1)(a) of the Environmental Protection Act 1990 imposes a duty on the Waste Collection Authority to arrange for the collection of household waste in its area. Regardless of the whether a private collection contractor is used the WCA would wish to ensure there is sufficient waste storage capacity on site, appropriate access, and that if the responsibility for collection falls to the WCA in future that efficient waste collection can be achieved.
- Suitable site access and manoeuvrability space for a refuse collection vehicle (RCV) is vital to the Council's ability to discharge its obligation to collect waste from domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site.
- **The Authority will not take an RCV into private drives or roads that are not built to adoptable standards.** Where the Plan shows shared surface streets, confirmation is sought these are adopted / constructed to adoptable standard.

If the application is approved, the following conditions are requested to be covered:

- Before development commences, further details to ensure suitable storage, and access for collection of wastes from the dwellings 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.
- 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:

- 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”
- 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”.
- 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.

- Further advice and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) 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](#).