

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

<b>Observations By:</b>	Alan Smith, KC Waste Strategy (Refuse & Recycling)
<b>Application No.</b>	2025/92161
<b>Proposed Development:</b>	Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report ), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 ( bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings
<b>Location:</b>	Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS
<b>OS Map Reference</b>	SE 420236.3851 427699.4869
<b>Applicant/Agent:</b>	Orion Homes Ltd
<b>Class:</b>	No Required
<b>Site Area (sq. m):</b>	7470.5

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **05-Sep-2025**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/92161>

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **05-Sep-2025** then the application may be decided without the benefit of your views.

Dated: 15-Aug-2025

Mathias Franklin  
Head of Planning and Development

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

**2025/92161 Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS**

**Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report ), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 ( bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings**

**Date Responded: 01/09/2025**

**Responding Officer: Alan Smith**

**Responding Ref: WPN 25 023**

The following comments are made in respect of the discharge of 20 (waste collection) and 24 (bin storage), from the point of view of the Waste Collection Authority (WCA).

In respect of Condition 20, the developer has submitted the following comment, *“The roads will be complete before the occupation of the first dwelling therefore we don’t need a plan for temporary waste collection”*.

- This proposal is acceptable to the WCA. However, the developer needs to be aware that the WCA will not enter active construction sites with a Refuse Collection Vehicle. The rationale is to avoid damage to the vehicle due to inadequate roadways, potential impact between RCV’s or collection crew with contractors’ plant / delivery vehicles and remove the necessity for collection staff to undertake mandatory health and safety induction by the site manager.

In respect of Condition 24, the developer has submitted the following comment, *“We are proposing that all bin storage areas are within rear gardens, providing a hardstanding area for the placement of 3 wheelie bins”*.

- The developer has submitted the drawing, “Site Plan, Dwg No. 2306/02/001 Rev 0”, dated 17/09/2024.
- The drawing shows both bin stores and bin collection points for all the properties on the site.



- This proposal is acceptable to the WCA.

**Based on the site plan and details supplied the WCA is willing to accept discharge of the conditions 20 and 24.**