

**J**ob reference: 2025-enquiry 04

**A**ddress: **Siky Limited**  
125 Fitzwilliam Street,  
Huddersfield,  
HD1 5PS  
Email: [parkviewhuddersfield@gmail.com](mailto:parkviewhuddersfield@gmail.com)

**D**ate: 3-9-2025

**E**xtra notes:

**waste management plan to discharge condition no6 pursuant to planning application 2025/62/91083/W granted on 3-9-2025 for the conversion of ground floor from former vacant commercial Public House building to form 2no retail units at former Waterloo Pub, no 609 Wakefield Road, Huddersfield HD5 9XP**

### 1. Introduction

Siky Ltd is the developer and client. The existing former vacant Waterloo Inn on the ground floor was already converted to form 2 retail units have been approved on 3-9-2025.

As a result, this is a fresh planning application to discharge condition no6 related to servicing and waste collection management plan as follows

#### Excerpt of condition 6

*Notwithstanding the details shown on the submitted plans, within 8 weeks of the date of this decision a scheme detailing storage, and access arrangements for the collection of wastes from the retail units shall be submitted to the Local Planning Authority. Within 4 weeks of the issuing of written approval of the scheme by the Local Planning Authority the scheme shall be completed and retained thereafter.*

#### Servicing and Waste Collection Management plan

The provision of these refuse and recycle waste facilities is to be located at the rear yard and proposed through the following:

- The refuse vehicle will park along the Wakefield Road frontage
- The refuse and recycle waste storage are located within the rear yard.
- Access to the refuse and recycle waste storage room is via a gate arrangement.
- A building management plan for the collection and storage of waste within the refuse and recycle storage area is to be provided,
- The respective waste can be moved out from the rear yard on the appropriate collection day to an accessible presentation point directly outside the

Wakefield Road frontage (which is a short distance to the waste bins) and agreed with the council ready for collection

- The refuse and recycle waste storage room is to be provided within a timber enclosure so that it is tidy but also allow a safe passage for alternative means of escape from the rear of the units (if needed).
- Given the constraints of the building location and access arrangements, it is not anticipated that standard wheeled bins will be the most appropriate method of storing refuse and recycle from the commercial premises or the upper floors residential apartments. However, due to the small door opening width only 360 litres wheeled bins are proposed that can be easily taken out during collection days onto Wakefield Road frontage
- This accompanying 'work method and risk assessment for waste disposal and recycling' sets out the methods adopted by the applicant management team and will debrief their staff to ensure the waste bins are taken out during collection days to the presentation point
- Therefore a similar working method specific to these commercial premises and the respective apartments will adopt the requirements of the building regulations H6 '...management arrangements for transporting waste and recyclable material to a ground floor storage facility...'

Key principles for the waste operation at these buildings are set-out below.

- The collection of refuse and recycle waste storage and presentation of refuse and recycle waste for pick-up by the local authority will all be undertaken by the applicant waste building management team.
- the waste building management team will comprised of cleaners and maintenance staff that will monitor and ensure that all areas are kept tidy.
- Specific days for the collection of waste and recycle from each individual residential apartment or the retail units will be included within the management plan.
- On these collection days, the waste management team will collect and transfer waste and recycle to the internal refuse and recycle rear yard storage
- An external collection point, (ie within the site demise along Wakefield Road frontage) for the pick-up of waste by the local authority will be agreed by the waste building management team with the local authority refuse services department.
- The building management team will transfer refuse and recycle waste to the pick-up point on the appropriate collection day in-line with the local authority collection timetable for this address.
- Specific refuse and recycle storage containers will be agreed by the building management team with the local authority refuse services department.

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- These will be appropriate for use within the building and for transfer to the agreed external pick-up point.
- The provision of '**black bags**' for use when a standard wheeled bin cannot be accommodated and this may be an alternative method for storing and presenting refuse and recycle waste for pick-up.
- However, as can be seen, 240-360 litres refuse and recycle bins can be accommodated with the rear yard.
- The use of standard kerbside recycling boxes can also be accommodated within the refuse and recycle waste rear yard storage (if required)
- Should waste quantity be more than normal, then the waste building management team can monitor them and can assist to empty them in advance of collection days.
- Alternatively the waste building management team can consider using a private waste collection service company or can increase the collection frequency to be collected twice a week instead.

We trust that these explanation gives you an idea of our clients intention of how to deal with refuse and recycle waste to avoid cluttering the street.

Prepared by

**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited