Consultation Response from Alan Smith, **KC Waste Strategy (Refuse & Recycling)**
2025/92986 23, Westgate, Dewsbury, WF13 1JQ
Alterations to former office/retail to form 3 flats (within a Conservation Area)
Date Responded: 01/12/2025 **Responding Officer: Alan Smith** **Responding Ref: WPN 25 041**

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, and the Highway Design Guide SPD. The aim is to achieve a safe and efficient waste collection service.

Section 45(1)(a) of the Environmental Protection Act 1990 places a duty on the Waste Collection Authority (WCA) to arrange for the collection of household waste within its area. Regardless of whether a private contractor is engaged, the WCA must ensure that there is adequate on-site waste storage capacity, suitable access for collection vehicles, and that, should the responsibility for collection revert to the WCA in the future, the process can be carried out efficiently.

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.

2. Waste Storage Requirements

For the three dwellings the property must accommodate:

- **1 x 660L wheeled bin**
- **Bin space dimensions**:
  - floor space required is 1560mm x 970mm per bin
- **Bin storage location**:
  - Must not obstruct highways or driveways
  - Gated access must be secure and wide enough for bins to pass through
  - No gradients steeper than 1:12 or steps
  - Located at least 4m away from fire exits, doors and windows
  - Not located underneath fire escapes
  - Where the containers cannot be located 4m away from a property then it is necessary that the adjacent structure is fire resistant, which has a resistance to fire of 30 minutes
  - Must be located within 30m of the entrance to a dwelling

3. Bin Collection Points (BCPs)

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

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:
  - Enable looped access (preferred over cul-de-sacs)
  - Where applicable, turning heads must be suitable for an 11.85m RCV
  - Turning areas must be made active to avoid them being used for additional parking
- Reversing distance for an RCV must not exceed 12m (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.
- **Phased Occupation Waste Management**
  Prior to commencement the developer must, where applicable, submit for approval temporary waste collection arrangements if the site becomes occupied prior to completion. 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 Building