

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

2025/93087 Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD

Discharge of details reserved by conditions 10 (right turning), 11 (CCS), 12 (materials), 13 (bin store) on previous permission 2024/92553 for erection of mixed industrial development (Use Classes E(g)(ii, iii), B2 and B8); including demolition of existing structures, new yard, parking, landscaping, drainage features and ancillary structures

Date Responded: 18/11/2025

Responding Officer: Alan Smith

Responding Ref: WPS 25 056

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.

2. Condition

This application is for the Discharge of details reserved by Condition 13 (Bin Store).

Condition 13 states:

“Prior to development commencing above foundation level, notwithstanding the submitted plans, details of the proposed waste storage location(s) shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include means of screening from the public realm. Thereafter, the waste storage and screening shall be implemented in accordance with the approved details, prior to the occupation of any unit”.

Developer’s response:

The developer has submitted a drawing “*Typical Bin Store Details, Job No. 2278, No. 2018*”.

3. Outcome

Although the drawing shows the robust construction of the bin store, it needs to be secure to ensure it is vandal proof and secure to prevent fly-tipping, unauthorised use and spreading of waste into the surrounding area. The diagram shows the bin store open at the front with the bins placed side on not facing the front. This configuration makes it difficult for users to know what waste to put in each bin.

The WCA would like to see how the bins will be secured, how they will be configured and the material that will be collected. Also, the size of the bin store needs to be confirmed.

Given the information provided by the developer the WCA **cannot** agree to the Discharge of Condition 13 for the site.