

PERMANENT WASTE MANAGEMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT HINCHLIFFE MILL, HOLMFIRTH

Planning Reference: 2021/62/90800/W

1. Purpose and scope

This plan sets out the permanent arrangements for the storage and collection of household waste and recycling across the completed development. It has been prepared to confirm that residents will have convenient, safe and hygienic provision that sits comfortably within the conservation setting and operates efficiently for the collection authority.

2. Policy and service context

The proposals follow the council's approach to providing standard issue containers, convenient on-plot or communal storage, and safe presentation points on collection day. The layout has been designed so that refuse vehicles can access, collect and turn without compromising highway safety or residential amenity.

3. Bin provision and responsibilities

Each dwelling will receive the standard council containers for residual waste and mixed recycling, with garden and food waste integrated as the service allows. If container specifications change in future, stores have been sized to accept successor bins without structural alteration. Containers are issued by the council; the site management company will co-ordinate initial delivery and any replacements.

4. Storage strategy

Plots 6-9 within the Mill will have bin storage in the lower ground floor plan.

Houses on the lower plateau will each have a private screened enclosure set behind the building line and adjacent to parking so that day-to-day storage is discreet and presentation is straightforward.

Houses on the upper plateau adopt the same approach, with enclosures positioned to avoid conflicts with drive gradients, visibility splays and services.

All stores are on hardstanding with positive drainage, robust doors and durable finishes. They are located clear of tree root protection areas and outside any identified flood routing or construction-phase drainage features.

5. Collection points and vehicle access

Refuse vehicles will collect from designated presentation points that align with the road hierarchy and the turning provision demonstrated on the accompanying plan.

Access from Water Street serves the mill and lower plateau, while Spring Lane and its turning head serve the upper plateau. Tracking confirms that collection vehicles manoeuvre in forward gear and exit safely. Any gates or bollards on private drives are set back to provide safe staging on collection day.

6. Amenity, appearance and maintenance

The communal store is detailed to conservation standards with solid walls and timber doors so that it reads as part of the mill setting rather than an add-on. Individual enclosures use materials consistent with boundary treatments. The management company will maintain the communal store, lighting and signage and will keep presentation areas tidy and unobstructed. Homeowners remain responsible for their private enclosures. If operational changes are requested by the council, the management company will adjust signage or instructions and notify residents.

7. Future-proofing

The scheme allows for service updates over time. If the council changes container types or adds a small caddy, the stores and presentation points can accommodate that without redesign. The management company will co-ordinate any transition and confirm compatibility with the collection service.

8. Drawings submitted for approval

An annotated Waste Storage and Collection Plan accompanies this report. It shows the location, size and access to the communal store; the position of all private enclosures; resident walk-routes to presentation points; and collection vehicle paths and turning movements. If any plots are occupied before the entire development is complete, those homes will use the approved Temporary Waste Management Plan until their permanent stores and access are available, at which point this Condition 24 plan takes full effect.

9. Conclusion

The completed development provides permanent waste and recycling storage that is convenient for residents, compatible with collection operations, visually appropriate to the setting and safe in highway terms. The proposals satisfy the requirements of Condition 24 and are submitted for approval.