

Consultation Response from Alan Smith, KC Waste Strategy (Refuse & Recycling)**2026/90607 Crown House, 12, Southgate, Huddersfield, HD1 1DE**

Variation of conditions 2 (plans), 3 (C(E)MP), 9 (external materials), 10 (BEMP) and removal of conditions 7 (bin store materials), 8 (bin store fire safety strategy) on previous permission 2022/93932 for change of use of Crown House to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at ground floor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building

Date Responded: 09/04/2026**Responding Officer: Alan Smith****Responding Ref: WPS 26 015**

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 conditions 7 (bin store materials), 8 (bin store fire safety strategy).

Condition 7 states:

"Prior to works associated with the construction of the bin store commencing, as shown on plans ref. "P-100 rev. A" and "214 Rev. C", notwithstanding the submitted details, details of all the external facing materials and their colour finish shall be submitted to and approved in writing by the Local Planning Authority. Prior to the hereby approved development being brought into use, the bin store shall be erected in accordance with the approved details and thereafter retained.

Developer's response:

We wish condition 7 to be removed as the bin store has been relocated within the building, therefore this condition is no longer applicable.

Condition 8 states:

"Prior to works associated with the construction of the bin store commencing, as shown on plans ref. "P-100 rev. A" and "214 Rev. C", notwithstanding the submitted details, a fire safety strategy for the bin store shall be submitted to and approved in writing by the Local Planning Authority. The fire safety strategy shall include access arrangements for residents and collection services, method of alarm in case of an internal fire, and fire resistant construction details. Prior to the hereby approved development being brought into use, the bin store shall be erected in accordance with the approved details and thereafter retained.

Developer's response:

We wish condition 8 to be removed as the bin store has been relocated within the building, therefore this condition is no longer applicable.

3. Outcome

Given the information provided by the developer the WCA can agree to the Discharge of Condition 7 for the site. However, as the proposed bin store will now be within the development, further clarification of fire control measures is still required. Until this additional information is provided Condition 8 cannot be discharged.