

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	Alan Smith, KC Waste Strategy (Refuse & Recycling)
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Application No.	2026/90966
Proposed Development:	Change of use from Sui Generis night club to Class E restaurant with ancillary sui generis takeaway, installation of extract canopy to the side and new shopfront (within a Conservation Area)
Location:	Mr Gs, 290, Bradford Road, Batley, WF17 5PW
OS Map Reference	SE 424733.9882 423886.916
Applicant/Agent:	NASA Design Studio Ltd
Class:	Other Developments
Site Area (sq. m):	221.0

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **06-Jul-2026**.

If you would like to contact the Case Officer: Elenya Jackson for any reason then please do so on: Tel. 01484 22100 Ext 72691.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2026/90966>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **06-Jul-2026** then the application may be decided without the benefit of your views.

Dated: 15-Jun-2026

Mathias Franklin
Head of Planning and Development

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

2026/90966 Mr Gs, 290, Bradford Road, Batley, WF17 5PW

**Change of use from Sui Generis night club to Class E restaurant with ancillary sui generis
takeaway, installation of extract canopy to the
side and new shopfront (within a Conservation Area)**

Date Responded: 26/06/2026

Responding Officer: Alan Smith

Responding Ref: WPN 26 029

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

The applicant may choose to use the waste service from Kirklees Council or a private contractor for collection and treatment of wastes arising on the site. Regardless of the contractor used the WCA does want to ensure any new developments have suitable access and waste storage capacity on site for a range of source separated wastes and to maximise recycling and efficient collection. Appropriate waste storage is vital to prevent escape of waste, odour, or vermin problems. Evidence of a waste collection contract and Controlled Waste Transfer Notes (CWTN's) must be available if requested. Any producer of controlled waste must ensure compliance with Section 34 Duty of Care etc. as respects waste.

2. Waste Storage Requirements

It is unknown how much waste will be produced but it is likely that there will be a need for at least 3 x 1,100 L containers.

The restaurant must accommodate containers for;

- o Residual waste
- o Recyclable waste
- o Food waste
- **Bin space dimensions:**
 - o floor space required for each 1,100 L bin is 1575 mm x 1190 mm per bulk bin.
- **Bin storage location:**
 - o Must not obstruct highways or driveways
 - o No gradients steeper than 1:12 or steps
 - o Minimum 6 m clearance from fire exits, doors, and windows
 - o If 6 m clearance is not feasible, adjacent structures must be fire-resistant for up to 30 minutes
 - o Bin store must be secure to prevent theft, unauthorised use, fly-tipping, or rough sleeping
 - o Must own the land or have permission to site the waste containers at the proposed bin storage location

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 25 m

4. Refuse Collection Vehicle (RCV) Access

- The WCA will not enter:
 - o Private drives
 - o Roads not built to an adoptable standard
 - o Active construction sites

- Road layout must:
 - Where applicable, turning heads must be suitable for an 11.85 m RCV
 - Turning areas must be made active to avoid them being used for additional parking
- Reversing distance for an RCV must not exceed 12 m (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

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. Also, that the developer has permission to use the proposed bin storage location. 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 Buildings