

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

2026/91136 rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN

Discharge of details reserved by conditions 3 (retaining walls (materials)), 4 (retaining walls (specification)), 12 (waste arrangements (permanent)), 13 (waste arrangement (temporary), 29 (charging electric vehicles) on previous permission 2021/91914 for demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure

Date Responded: 12/05/2026

Responding Officer: Alan Smith

Responding Ref: WPN 26 022

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 12 waste arrangements (permanent), 13 waste arrangement (temporary).

Condition 12 states:

“12. Prior to the commencement of any superstructure works, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Developer’s response:

For Condition 12 the developer has submitted a drawing Proposed Site Plan Bin Presentation Points, Project No. 2026-157, Dwg No. 107.

Condition 13 states:

“13. Where any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units and shall be retained for the duration of the construction works.

Developer’s response:

For Condition 13 the developer has submitted the same drawing as above.

3. Outcome

Given the information provided by the developer the WCA can agree to the Discharge of Condition 12 for the site.

There is insufficient information to agree to the discharge of Condition 13. The WCA will not enter any site which is not complete and construction is still taking place. Details of temporary collection points will be needed where there is sufficient safe turning space. Until this is provided the temporary collection location will be at the junction with Northorpe Lane.