

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

2026/91599 Wesley House, Huddersfield Road, Birstall, Batley, WF17 9AZ

Discharge of details reserved by conditions 3 (roof light), 8 (bin store), 9 (lighting), 10 (bat box), 11 (Construction Management Plan - Gravestone) on previous permission 2024/92105 for alterations to convert former offices to 21 apartments (Listed Building within a Conservation Area)

Date Responded: 25/06/2026

Responding Officer: Alan Smith

Responding Ref: WPN 26 028

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 8 (bin store).

Condition 8 states:

"8. Before the development is brought into use, 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.

Reason: In the interest of highway safety and waste management and to accord with LP24 of the Kirklees Local Plan".

Developer's response:

For Condition 8 the developer has submitted a drawing, "Proposed Site Layout and Location Plan", drawing No. KL/24/1709/01C.

3. Outcome

Given the information provided by the developer the WCA cannot agree to the Discharge of Condition 8 for the site for several reasons.

1. Bin store size:

The bin store shown on the plan is undersized, as noted in a previous response. Each 1,100L bin requires a footprint of approximately 1575 mm x 1190 mm. Adequate space must be provided to ensure bins are easily accessible for both residents and refuse collection crews. Bins should be well spaced and not positioned in a way that obstructs access or movement, allowing for safe and efficient use.

2. Bin store location:

The proposed bin store is located too far from the adopted highway. It was previously recommended that the bin store be repositioned closer to the highway, for example within car parking space '7'. The bin store should be located within 8 metres of the adoptable highway to ensure safe and efficient collection. If this cannot be achieved, an alternative arrangement must be put in place whereby a management company is responsible for presenting the refuse containers at the highway boundary on collection day.

3. Slope to highway:

The proposed site entrance is excessively steep and unsuitable for the safe manoeuvring of bins. There is also a risk of the refuse collection vehicle grounding when entering the site. The gradient must not exceed 1:12, as steeper slopes present a significant risk of bins becoming unmanageable and rolling away from operatives, potentially causing injury or damage. The previous layout demonstrated a bin store positioned on the opposite side of the car park, where the gradient was less severe and more acceptable; this arrangement should be reconsidered.

Access between the bin store and the highway must be provided on a gradient of no greater than 1:12 to ensure safe and compliant operation.