

Consultation Response from Mike Hibbert,
KC Waste Strategy(Refuse & Recycling)

2024/91316 Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW

Conversion of existing dwelling and outbuilding to create 6 apartments and erection of 17 dwellings

Date Responded: 09/07/2024

Responding Officer: Mike Hibbert

Responding Ref: WPN 24-011

NOTES/COMMENTS:

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority. They are intended to help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. Addressing these will also enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection. Ultimately this will be to the benefit both residents and the Authority for the life of the development.

It is stated in the application form that "Bin storage and collection points provided". The applicant has submitted a DESIGN & ACCESS STATEMENT for the ERECTION OF 17 HOUSES AND CONVERSION OF LISTED HOUSE AND OUTBUILDING TO FORM 6 APARTMENTS and a Proposed Site layout & 3D Dwg No (100) 06 Rev A Dated 10/06/2024.

The plan is annotated so show the location of bins stores



and

Bin Collection Points (BCP's)



Waste storage and presentation:

- It is welcomed that is each dwelling (other than the apartments) is shown with space to store 3 x 240ltr wheeled bins (1x residual, 1x recycling and, as the properties have gardens, space to accommodate a garden waste bin) to ensure future waste segregation requirements can be met. As the proposed dwellings have private gardens, opportunities to encourage composting should be sought to better meet the Council's 'clean and green' objectives for waste reduction.
- Bin storage to the rear of properties is preferable but must be easily accessible for residents and not be reached via convoluted routes as this discourages residents from returning bins to the rear, resulting in bin blight in the Streetscene. Access gates and paths from back gardens must be wide enough for bins to pass through. Plots 7 to 17 have rear access via paths or through archways / parking spaces and are acceptable.
- Plots 1-6 do show bin storage to the front of the bungalows. If the residents have restricted mobility and therefore are potentially requiring assisted collections, then

storage to the front is preferable. As these stores will have a visual impact, details/specification of the screening is required.

The proposed development includes the refurbishment of existing buildings to create six self-contained apartments.

- The site plan indicates a communal waste storage compound located adjacent to Clough House.



- It is noted that the location of the proposed bin storage facility is adjacent to Clough House and presents a fire risk. Storage should address the fire risk issues presented by large quantities of waste – it must be either 6m away from the building or be constructed of suitable material to contain and prevent the spread of fire. See BS5906:2005, Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F. Relocation of the bin store close to the proposed Bin Collection Point would reduce the potential fire risk and ease collection as bins would not have to be presented by residents on collection day but could be collected direct from the store by the collection crew.
- Waste arisings from 6 apartments will be approximately 1080ltrs. The plan shows provision of a bin store (with dimensions of approximately 4.12m by 3.65m) for four x 660 ltrs wheeliebins that is acceptable storage capacity. The bins shown have dimensions of approximately 129cm x 154cm that follows the dimensions specified in the Kirklees Waste Management Design Guide 2020.
- The communal waste storage area should be secure to prevent unauthorised use, damage or theft. The doors to the communal store should be secured but enable access by residents and collection staff. The external doors need to be wide enough to enable a wheeliebin to pass through.
- The store should have walls/ fencing slightly higher than the bins and open access to allow users to see into the store before entering. The base of the store must be constructed to withstand point loading and movement impacts of larger bins over time, and to resist future rutting, pitting, cracking, or other such surface degradation that would impair bin manoeuvring.
- If properties are to be occupied before the site construction is complete, provision must be made for temporary waste collection in consultation with the Council's waste teams to ensure that new residents can receive a collection service whilst construction work on the site is still live. RCVs will not enter a construction site. Therefore, the following condition is recommended to cover this:

“Where implementation of the development hereby approved is to be phased, and/or 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 so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.”

Refuse Collection Vehicle access:

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle (RCV) is vital to the Council’s ability to discharge its obligation to collect waste from domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site if approval is granted.
- Refuse collection vehicles RCV’s will not routinely enter private drives unless they are constructed to adoptable standards.

It is welcomed that the applicant has stated “As such it is proposed that the drive is widened with the introduction of a 2m wide pedestrian footway up one side. This as well as re-grading the drive will allow for this road to be built to adoptable standards. This ensures the development remains serviceable using Kirklees standard refuse collection vehicles. To the north of the site access is proposed to be taken off Moat Hill Farm Drive. This access will have a 2m wide pedestrian footway also. The new drive access will lead to a turning head. The proposed adoptable standard road has been shown linking with the site boundary to allow for potential future development.”

- It is noted that the access road/ extension from Moat Hill Farm Drive into the site includes a turning head in front of Plots 10-13. Active measures should be taken to prevent parking in the turning head as otherwise an RCV would have a long reverse manoeuvre that is a recognised safety risk.

Full detailed guidance on waste management requirements can be found in in the [Kirklees Waste Management Design Guide 2020](#) (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

Waste policy context:

- Local Plan Policy LP24 (part d.vi) and National Planning Policy for Waste (para 8) by –“incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste”
- Local Plan Policy LP43 Waste Management Hierarchy “The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery”.
- Scheme design should conform to Building for a Healthy Life (2020); Building Regulations 2010 part H6; and British Standard 5906:2005 Waste Management in Buildings Code of Practice.
- Further advice on Highway matters is contained in the [Kirklees Highway Design Guide SPD](#) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>