

## **Planning Application 23/01220/FUL**

**145 Jubilee Road, Middleton.**

### **Waste Strategy**

The current development plan does not require an applicant to prepare and undertake a Waste strategy for a development of the type proposed in the application currently before the authority.

Planning permission for a larger development was dismissed on appeal Ref: APP/P4225/W/23/3320625-Hollies Barbers, 145 Jubilee Road, Rochdale, Middleton M24 2LY. In this decision, the Inspector made no reference whatsoever to the inappropriateness to the methodology of dealing with domestic or any other waste generated by the development and equally, the LPA did not raise that as a matter in either their decision notice or officer report.

As a matter of fact, and in law, the local authority is required to empty waste dustbins. They do so on Jubilee Street and the surrounding streets weekly. The application proposal does not alter this fact nor will it create any additional need for waste vehicles to visit the immediate area. They already take refuse from 145 Jubilee Road, collection the wheelie bins from the rear. This will not change, indeed the applicant is providing a waste storage facility with the development for the bins! You will have noted from your site visit that not many, if any, other residents have this facility!

The prospective occupier of the flat will ensure that all waste generated is disposed of in the appropriate bin and placed out for collection alongside all other residents' bins on the day of collection. You may attach a planning condition to this effect if you consider it appropriate.

Frankly, should the planning authority refuse consent for the development on the basis of a waste disposal matter especially where none has been raised before, then an appeal will be prosecuted.

Trevor Hobday MRTPI