

TRAFFIC PLAN

J.A.OLDROYD & SONS LTD

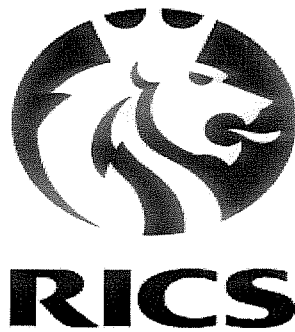
3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127



1.INTRODUCTION

1.1

This document is prepared in support of the submitted planning application 2016/93706 which seeks approval for the change of use of the New Yew Tree PH to a mixed use of office, flat and ground floor nursery.

1.2

The site was formally the New Yew Tree public house which until recent times was a busy local pub situated at the Junction of Huddersfield Rd and Norristhorpe Lane.

1.3

The proposed development will create employment opportunities and residential accommodation within the local area.

2.SITE ACCESS

2.1

The primary access to the site is via an existing access onto Huddersfield Rd, this access will remain unaltered.

2.2

The site is well served by wide footways and also benefits from nearby bus stops. The site is located on a well used bus route giving access to all surrounding areas.

2.3

Once on site 18 parking spaces have been indicated and the following should be noted

- Space 1 – flat use
- Spaces 2 – 18 will be used for employees of the office and day nursery
- There will be 6 employees for the nursery, 3 for the offices
- Hours of operation for the nursery will be 7.30 am – 6.00 pm the maximum number of children will be 30.
- Office hours would be 8.00 – 6.00 pm

2.4

It is expected that site will be most heavily used during pick up and drop off times for the nursery, it is assumed that this will be at times between 7.30 – 8.30 am and 5.00 – 6.00 pm.

2.5

As the previous use was a busy public house with cars entering and exiting the site at all times and on every day of the week, the proposed use will provide, in our opinion, a less busy junction.