KIRKLEES METROPOLITAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT CONTROL KP20H

PLANNING REF 2016/62/94089/W0/BK
CATEGORY Minor

PROPOSAL ERECTION OF SINGLE STOREY EXTENSIONS AND ALTERATIONS TO EXISTING STORAGE/DISTRIBUTION(B8)WARE HOUSE/ANCILLARY COUNTER(WITHIN A

LOCATION FLINDERS MILL
ST JOHNS ROAD
BIRKBY
HUDDERSFIELD
HD1 5HU

APPLICANT IQ ARCHITECTURE & DESIGN

HDC Ref. No.	K5-8NW/9
Highway Officer	Mark Berry
O. S. Ref.	140 179
Date Received	13/01/2017
Target Date	03/02/2017
Date Returned	25/01/2017
Decision	
Route No.	C643
Road Name	ST JOHNS ROAD
Adopted	Yes
Footpath	No
Highway scheme	Yes
	TF15-208 & CONSERVATION AREA
Checked by / date	Sam Lewis 13/01/2017

This application seeks approval to the erection of single storey extensions and alterations to existing storage/distribution (B8) warehouse with ancillary trade counter at Flinders Mill, St John's Road, Birkby, Huddersfield

Planning approval was granted in 2011 for the change of use, extension and alterations to convert vacant mill building to form ground floor continental grocery store (A1) and first floor clothing boutique (A1). Formation of car park and access road at Flinders Mill, Off St John's Road, Birkby, Huddersfield. This proposals was for 573 m2 continental grocery and clothing store

Outline planning permission was granted in 2014 for the erection of an education and community facility.

Both of the previous approvals required the improvement of the access road leading in to the site from St John's Road by providing a hard margin to the southern side and a 2m wide footway along its northern edge. New surfacing, drainage and carriageway construction where considered necessary together with improved junction radii, dropped crossing points and tactile paving at the junction

Highways have no objection to these current proposals provided that the condition of the access road between the site access and St John's Road is improved in line with the previous approvals.

If planning is minded to approve this application the following conditions should be attached to the Decision Notice.

Areas to be surfaced and drained:

The development shall not be brought in to use until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Access improvements

No development shall take place until a scheme detailing proposed access road improvements between the site access and St John's Road has been submitted to and approved in writing by the

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Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before the development is brought into use the scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure that suitable access is available for the development

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

On behalf of
S. Sampson - Group Engineer
Highways Development Control

HDC REF