

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/62/91047/E0/ET
CATEGORY Minor

PROPOSAL	PART DEMOLITION OF FIRE STATION AND ERECTION OF 4 NO WAREHOUSE UNITS AND 4 NO APARTMENTS	HDC Ref. No.	K14-8NW/3
		Highway Officer	Mark Berry
		O. S. Ref.	233 207
		Date Received	23/05/2017
		Target Date	13/06/2017
		Date Returned	16/06/2017
		Decision	
		Route No.	A644
		Road Name	HUDDERSFIELD ROAD
		Adopted	Yes
		Footpath	No
		Highway scheme	Yes
		TRO'S	
		Checked by / date	Sam Lewis 23/05/2017

This application seeks approval to the part demolition of the fire station and erection of 4no. Warehouse units and 4 apartments at former fire station, Huddersfield Road, Scout Hill, Dewsbury

The overall site is approximately 4300sqm and rectangular in shape and is bounded by Huddersfield Road to the north, Broad Street to the south, residential property to the east and retail and commercial property to the west.

The site recently gained outline planning consent for the demolition of the existing fire station and the erection of a class A1 unit with 50 dedicated parking spaces. A new access arrangement into the site was to be constructed in the form of a simple priority junction.

Access to the former fire station was onto the Huddersfield Road and consisted of a long-dropped footway crossing. Access was also available onto Broad Street and the adjacent unnamed side street to the east.

This proposals is to demolish the majority of the buildings on site with the exception of the 3 storey administration building which is to be converted to residential on the first and second floors (4 apartments) and retail space on the ground floor. The remainder of the site will be utilised for B1 / B8, associated retail and car parking and servicing.

Overall the development will provide 4no. 2 bed roomed apartments / 274sqm of retail space / 189.2sqm of B1 office and 963sqm of B8 storage associated with A1 retail and office space.

Vehicular access and egress to the site for all customers and staff will be via Huddersfield Road.

Deliveries will use the same access from the Huddersfield Road but larger HGVs will be unable to turn within the site and their egress will consequently be through to Broad Street via a sliding gate.

Access to the 8 parking spaces for the apartments will be via the unnamed side street.

Broad Street is residential with poor horizontal alignment at its junction with Huddersfield Road. The housing is predominantly terrace housing with no off-street parking provisions which result in on-street parking issues between the application site and the junction with Huddersfield Road.

Similar problems exist on Scouthill Road and Ravenswharf Road. Scouthill Road meets Ravenswharf Road at 90 degree angle and HGVs add to the on-street parking issues along these roads. Huddersfield Road is relatively narrow at this location with only a short right turn facility and insufficient junction radii to allow comfortable turning and manoeuvre.

Highways have a number of issues with this proposal.

1, No internal turning is provided for larger HGVs and delivery vehicles including 16.5 metre articulated vehicles will therefore need to drive through the site and either use Scouthill Road and Ravenswharf Road to the south west or Broad Street to the north east to access the A644 Huddersfield Road.

Broad Street, Scouthill Road and Ravenswharf Road are not consider suitable to meet the operational requirements of the proposed development. Highways view is that HGV internal turning should be provided with a single point of access for all vehicles onto Huddersfield Road.

2, The width of the unnamed street to the north eastern boundary of the site is only approximately 4.5m which will result in difficult turning and manoeuvre. Ideally these parking spaces should be widened to improve access.

3, A scheme detailing measures to manage parking on Huddersfield Road along the development frontage together with appropriate Safety Audits was required by the previous outline permission to prevent parking and ensure sight lines onto Huddersfield Road are maintained. This is considered necessary for this proposal given that a similar point of access onto Huddersfield Road is proposed. This should be noted on the plans.

4, Sightlines from the proposed access should be shown on the plans

5, The redundant footway crossings onto Huddersfield Road and Broad Street should be shown to be removed and the footway reinstated
