

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

PLANNING REF 2018/62/90051/W0/VG
CATEGORY Small Major

PROPOSAL PART DEMOLITION OF EXISTING BUILDING,ERECTION OF NEW BUILDINGS AND REUSE OF EXISTING BUILDINGS TO FORM B1,B2 & B8 USES

LOCATION COMMUNITY SPIRIT
BRITANNIA MILLS
BRITANNIA ROAD
SLAITHWAITE
HUDDERSFIELD
HD7 5HE

APPLICANT ROBERT HALSTEAD CHARTERED SURVEYORS

HDC Ref. No. K1-42/31
Highway Officer Mark Berry
O. S. Ref. 079 139
Date Received 02/02/2018
Target Date 23/02/2018
Date Returned 22/02/2018
Decision
Route No. C560
Road Name BRITANNIA ROAD
Adopted Yes
Footpath No
Highway scheme No
CONSERVATION AREA

Potential Committee:

Checked by / date Sam Lewis 02/02/2018

This application seeks approval to the part demolition of existing vacant mill buildings, erection of new buildings and re-use of existing buildings to form B1©, B2 & B8 uses, and formation of new parking and vehicular circulation areas at Community Spirit, Britannia Mills, Britannia Road, Slaithwaite, Huddersfield

The application site is currently occupied by a former mill building located off Britannia Road in the centre of Slaithwaite.

The sole means of access to the site is currently from Britannia Road between existing commercial premises.

The site is almost completely built on with no on-site parking facilities and poor servicing arrangements.

Britannia Road is the main road through the centre of Slaithwaite. At its northern end it forms a crossroads junction with Carr Lane, Church Street and Station Road. This junction is controlled by a mini roundabout.

To the south Britannia Road forms an acute angle junction with the A62 Manchester Road via Back O' Dam. Kiln Hill and Ned Lane branch off Britannia Road to the east and west respectively and also have angled junctions with the A62.

There are waiting restriction to restrict parking along both sides of the majority of Britannia Road with two short sections of limited waiting parking (1 hour with no return within 1 hour) on the eastern side.

The applicant seeks planning permission for the partial demolition and reconstruction of the former Britannia Mills to create circa 1,113sqm of employment space for small businesses (workshops and storage).

A Transport Statement is provided which is prepared by Via Solutions Ltd. This includes an assessment of the proposed access, traffic generation, parking and servicing arrangements

Access

Via Solutions consider vehicle speeds along Britannia Road to be low and that the road safety record in the area is good. They therefore consider the existing visibility splays at the site access junction to be acceptable. No comment is offered regarding the width of the access, turning movements or pedestrian facilities into the proposed development.

Traffic generation

Via solutions have used the TRICs data base to assess the traffic generation from the site. Traffic generation is as follows;

AM peak 5 IN and 1OUT
PM peak 1 IN and 4 OUT

Via Solutions have compared the development trip generation with the trip generation from 50% of the existing premises and have concluded that the development proposals would result in a slight reduction of one vehicle movement in either peak hour.

Parking

Via Solutions consider that the parking to be provided is in accordance with the guidance of the Councils recommended standards.

For B2 type uses the guidance suggests a minimum provision in town centres and 1 space per 50sqm for sites with medium accessibility. Via solutions therefore consider the proposal for 22 spaces to serve 1,113sqm of built development complies with Council guidance.

Servicing

Via Solutions assessment of the servicing provisions is as follows:

Turning areas and space for vehicles to turn can be provided to ensure that the anticipated size of vehicles delivering to the site can enter and leave in forward gear. These have been analysed using industry standard software which shows that up to a 10m rigid vehicles can access / turn within the site. Smaller 7.5T box vans can more readily access / turn within the site and the most likely delivery vehicles (transit vans) can access / turn in all areas.

Refuse collection will be by private contractors as it is now.

Highways comments

The existing access is narrow and insufficient in width to allow two vehicles to pass.

There are no pedestrian provision into the site

Sight lines from the access are poor to the left when exiting the proposed access onto Britannia Road

Inter-visibility between drivers and pedestrians on the Britannia Road nearside footway is poor and sub-standard

Turning movements into and out of the development access will be difficult with larger vehicles needing to use the full width of Britannia Road. The site will be inaccessible for larger vehicles

including 16.5m articulated vehicles. Turning and manoeuvre within the site will also be difficult for larger vehicles.

The parking standards quoted only refer to the proposed new units. No allowance is made for the existing buildings to be retained.

The traffic generation figures quoted are unlikely to be representative. The existing building is vacant and cannot be considered to be generating traffic which can be off-set against the proposed development traffic. In any case the Transport Statement confirm the site is almost completely built on with no on-site parking facilities and poor servicing arrangements. Again this suggests that the existing traffic generation is likely to be low when compared to the proposed use.

The TRIC assessment is based upon traffic generation from single large industrial units 4200sqm to 11500sqm which are unlikely to be representative of 15 small units. 5 and 6 two way movements in the peak hours for 15 separate units is not considered realistic.

Planning permission was granted in 2013 for alterations to improve the access on to Britannia Road application number 2013/91901.

In conclusion highways consider that the access and servicing arrangements are sub-standard, the traffic generation assessment prepared by Via Solutions is unrealistic and the parking standards to not allow for the existing buildings to be retained. The proposed development is however an improvement when compared to the existing situation. The existing site is almost completely built on with no on-site parking facilities and poor servicing arrangements.

The improvement to the access on to Britannia Road as approved in 2013 and the possibility of providing an exit for the whole of the development site onto Kiln Hill should be considered.

The parking standards need to be clarified and allowance needs to be made for the existing retained buildings on the site.
