

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

PLANNING REF 2018/62/90735/W0/WS
CATEGORY Small Major

PROPOSAL DEMOLITION OF FORMER FIRE STATION AND ERECTION OF 24NO TWO BEDROOM FLATS.2NO SINGLE BEDROOM FLATS AND 1 NO DWELLING(WITHIN A CONSERVATION AREA)

LOCATION MARSDEN FIRE STATION
MANCHESTER ROAD
MARSDEN
HD7 6HA

APPLICANT WILLIAM BEST RIBA

HDC Ref. No. K1-8/12
Highway Officer Ryan Kinder
O. S. Ref. 049 114
Date Received 15/03/2018
Target Date 05/04/2018
Date Returned 23/03/2018
Decision
Route No. A62
Road Name MANCHESTER ROAD
Adopted Yes
Footpath COL 208-10
Footpath prow emailed15/3/18
Highway scheme No

Potential Committee:

Checked by / date Sam Lewis 15/03/2018

2018/90735 Marsden Fire Station Manchester Road, Marsden.

Highway Development Management's (HDM) comments for the above application as follows:

Planning application for residential development of 24no two bed flats 2no 1 bed flats and 1no 2 bed dwelling.

A Highway Statement has been submitted to accompany the application by paragon highways (ref 1429).

Access is to be taken for the site off A62 Manchester road via a new private 5.0m wide entrance. Sight lines of 2.4m x 43m have been demonstrated dwg ref (1429-01-REV-A). This should be achievable with the boundary wall to the site frontage lowered to height not exceeding 0.9m within the demonstrated sightlines.

At the pre-planning application stage it was suggested that investigation be carried out to the provision of a right turn lane into the development, this has been referenced in the Highway statement and not being included in the submission due to the road widths in the vicinity of the development. The information submitted is considered acceptable along with the removal of this proposal.

The proposed parking for the development of 1 space per flat and 2 spaces for the dwelling along with visitor parking of 31 spaces in total falls short of the councils parking standards by only 1 space, however on balance would be considered acceptable.

Internal turning has been demonstrated for an 11.85m refuse collection vehicle, although the bin store is in an acceptable location the size should be of such to accommodate 5no 1100mm grey bin and 5no 1100mm green bins (10 in total) to facilitate a fortnightly bin collection.

HDM would suggest consideration be given into resolving the refuse collection issues before the proposal is considered acceptable from a highways prospective.

WYCA have been consulted as part of the application and have the following comments:

Bus services which operate on Manchester Road include the 183/184 which operate between Huddersfield and Marsden/Manchester during the day (Monday to Saturday) at a 60 minute frequency. The bus availability for the site is therefore considered to be acceptable. The size of the development is unlikely to change the bus route of frequency.

The closest bus stop on this corridor 19366 would benefit by the installation of a Real Time Information display at a cost to the developer of £10,000.00. In order to access this stop, safe and direct pedestrian links are required.

To encourage the use of sustainable transport as a realistic alternative to the car, the developer needs to fund a package of sustainable travel measures. We recommend that the developer contributes towards sustainable travel incentives to encourage the use of sustainable modes of transport. Leeds City Council have recently introduced a sustainable travel fund. The fund can be used to purchase a range of sustainable travel measures including discounted MetroCards

(Residential MetroCard Scheme) for all or part of the site. This model could be used at this site. The payment schedule, mechanism and administration of the fund would have to be agreed with Kirklees Council and WYCA and detailed in a planning condition or S106 agreement. As an indication of the cost should the normal RMC scheme be applied based on a bus only ticket, the contribution appropriate for this development would be £13,365.00. This equates to bus only Residential MCards.

Suggested planning conditions will be provided once the matter relating to refuse has been resolved.
