

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

PLANNING REF 2018/62/91475/E0/ET
CATEGORY Minor

PROPOSAL DEMOLITION OF FORMER PUBLIC
HOUSE AND ERECTION OF 10NO
APARTMENTS

LOCATION COMMERCIAL HOTEL
125 WELLINGTON STREET
WF17 5TH

APPLICANT IOP CONSULTING

HDC Ref. No. K13-6SE/12
Highway Officer Ryan Kinder
O. S. Ref. 238 240
Date Received 12/06/2018
Target Date 03/07/2018
Date Returned 28/06/2018
Decision
Route No. C524
Road Name WELLINGTON STREET
Adopted Yes
Footpath No
Highway scheme Yes
TROS

Potential Committee

Local Plan Allocatio No

Checked by / date Sam Lewis 12/06/2018

2018/91475 Commercial Hotel, Wellington Street, Batley

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

Planning application for the demolition of existing public house and erection of 10no two bed apartments.

The site is on the corner of the junction of Wellington Street and Dark Lane.

The proposed parking for the development is for 10 cars, it is noted that there is no visitor parking however due to the nature of the development, on balance would be considered acceptable.

The bin storage area indicated should be of a size large enough to accommodate 2 x 1100ltr grey and 2 x 1100 ltr green bins to facilitate a fortnightly refuse collection service.

Overall the proposals are considered acceptable from a HDM prospective, if planning are minded to approve the application the following conditions should be included.

Areas to be surfaced and drained

The buildings shall not be occupied until the proposed car park hereby approved shall be laid out surfaced, marked out into bays 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.

Cycle storage facilities to be provided

No building shall be brought into use until cycle storage facilities have been provided in accordance with details that have been approved in writing by the Local Planning Authority, the approved facilities

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shall thereafter be retained.

Reason: To comply with the Council's sustainability objectives.

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety.
