

DCAdmin

From:
Sent: 29 November 2018 11:59
To: DCAdmin
Cc:
Subject: 2018/92647 Former Kirklees College New North Road, Huddersfield
Attachments: hdm comments.docx

Hello,

Please find attached HDM comments.

Regards

Principal Engineer
Highway Development Management
Investment and Regeneration Service
Kirklees Council
Tel: 01484 221000

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

Planning application for the mixed use development of former Kirklees college site to form retail/office units and 239 residential units associated access and car parking provision.

The application is supported by a Transport Statement (ref 17063 July 2018 – rev1) prepared by Optima Intelligent Highway solutions.

The submitted Transport Statement assesses the traffic impact of a development of various scenarios in trip generation terms as follows:

The assessment has undertaken an interrogation of the TRICS database in order to derive:

'Foodstore' trip rates and identified the 'peak times'.

| Trip Rates and traffic generation- 2000sqm foodstore | | | | | | |
|--|--------|--------|------------------------|--------|--------|---------|
| AM peak 8.00am- 9.00am | | | PM peak 5.00pm- 6.00pm | | | |
| | Arrive | Depart | Two-Way | Arrive | Depart | Two-way |
| Trip Rates | 2.201 | 1.178 | 3.379 | 2.630 | 3.470 | 6.10 |
| Trip Generation | 44 | 24 | 68 | 53 | 69 | 122 |

'B1 Office' trip rates and identified the 'peak times'.

| Trip Rates and traffic generation- 10,892sqm B1-office | | | | | | |
|--|--------|--------|------------------------|--------|--------|---------|
| AM peak 8.00am- 9.00am | | | PM peak 5.00pm- 6.00pm | | | |
| | Arrive | Depart | Two-Way | Arrive | Depart | Two-way |
| Trip Rates | 1.036 | 0.126 | 1.162 | 0.099 | 0.975 | 1.074 |
| Trip Generation | 113 | 14 | 127 | 11 | 106 | 117 |

'C3 apartments' trip rates and identified the 'peak times'.

| Trip Rates and traffic generation- 95 apartments | | | | | | |
|--|--------|--------|------------------------|--------|--------|---------|
| AM peak 8.00am- 9.00am | | | PM peak 5.00pm- 6.00pm | | | |
| | Arrive | Depart | Two-Way | Arrive | Depart | Two-way |
| Trip Rates | 0.044 | 0.102 | 0.146 | 0.113 | 0.076 | 0.189 |
| Trip Generation | 7 | 16 | 23 | 18 | 12 | 29 |

Highways Development Management considers the tip rates utilised to be acceptable in this respect.

Further to discussions between the applicant and the Councils Highway Safety section, A safety scheme has been identified at the junction of Portland Street and Trinity Street, making it one-way exit out only. The safety scheme has been considered as part of the proposed development and a technical note (ref Technical note 1- 17063) has been submitted showing the redistribution of traffic accordingly.

An additional highway improvement scheme is also to be delivered by this proposed development to improve pedestrian and cycle links to the town centre, this proposal will be delivered by an agreed section 278.

The proposed parking provision has a total of 336 no spaces, this has been split into allocation based on the required use class and demonstrated (plan ref 00 002- Rev G) dated Nov 16. The unallocated provision in front of the listed building can be removed all together, the other provision can be relocated within the site accordingly if required.

To make an informed assessment further information is required on the following matters.

- Improvements to the existing subway are required to improve pedestrian safety.
- Vehicle Priority in and out of all site entrances needs clarifying, some access widths appear too narrow to accommodate two way traffic.
- Dependent on the access arrangements, appropriate visibility splays should be demonstrated.
- The width of the existing footway along the site boundaries should be improved to aid pedestrian safety/landscaping.
- A stage 1 safety audit and designer's response to cover all aspects of works should be submitted.
- Pedestrian routes within the site should be of 2.0m min width.
- Refuse collection arrangements need clarification.