Consultation Response from KC Highways		
2019/91327 Thongsbridge Mills, Miry Lane, Thongsbridge, Holmfirth, HD9 7RW		
Reserved matters application pursuant to outline permission no. 2017/90207 for erection of B1 light industry		
Date Responded:04-06-2019	Responding Officer: MB	Responding Ref:03-47-15

This is a reserved matters application pursuant to outline permission 2017/90207 for erection of B1 light industry at Thongsbridge Mills, Miry Lane, Thongsbridge, Holmfirth.

Outline permission was granted in October 2017. This application was submitted in outline form with all matters reserved, save for access. To the southeast of the site is an area of adjoining land that benefits from an existing planning approval for B1 light industrial units - planning application reference 2005/90017.

Access to the site is taken via Huddersfield Road. This access is already constructed as it formed the means of implementing the earlier permissions on the adjoining site for B1 light industrial units.

Planning permission was also granted in November 2017 for an Aldi food store on an adjacent site on the southern side of the access road from Huddersfield Road. This application required improvements to both the access from Huddersfield Road including widening and re-alignment of the southern side of the access and improvements along Huddersfield Road including pedestrian refuges, waiting restrictions, pedestrian dropped crossings and associated white lining.

This application includes the realignment and widening of the northern side of the existing access road from Huddersfield Road to facilitate the proposed development.

The proposed access arrangements into the site from Huddersfield Road are therefore considered acceptable.

The scheme proposes B1 Light Industrial Use with ancillary trade counter/ storage areas and associated delivery and parking areas The Scheme provides 2262sqm GIA in six units across two blocks with mezzanine areas within 5 of the units.

The proposed light industrial space is split across two blocks which are separated by a large service yard/ parking court, linked by a site access road.

This application provides insufficient information to allow proper highway assessment. The following additional information is needed:

1,To enable Highways Development Management (HDM) to make a proper and meaningful assessment this application should include a Transport Assessment prepared in accordance with guidance in the Planning Practice Guidance Suite. The scope of the Transport Assessment should be agreed with HDM, and could include details of proposed traffic generation, parking standards, access to site by various travel modes, accident analysis, and site access design and service arrangements.

2, Swept paths should be provided to demonstrate that a 16.5 metre articulated vehicle can enter, exit and turn within the development site.

Kirklees COUNCIL