Consultation Response from KC Highways		
2019/91505 The George Hotel, St George's Square, Huddersfield, HD1 1JA		
Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)		
Date Responded:15/07/19	Responding Officer: CNB	Responding Ref:K5-7NW/18

This application is for the partial change of use of a vacant hotel to an Apart Hotel, A3, A4, D1, a Spa and ancillary storage at an existing hotel on St Georges Square. St Georges Square is a 30mph local distributor road that forms part of a civic square and provides access to Huddersfield Railway Station and some railway and limited time pay and display car parking. There are TROs on all surrounding streets to control parking, mostly No Waiting at Any Time and pay and display parking bays.

Due to the controlled parking and the sustainable town centre location the proposed changes to the building are not expected to generate sufficient additional traffic as to have a severe impact on the operation of the local highway network.

There is no parking associated with the proposal site and any visitors would be expected to use public transport, taxis or park in the town centre public car parks.

There were no servicing or waste collection details provided but it is assumed that this will be done as with the previous hotel use.

Due to the city centre location and parking restrictions around the proposal site we would request that the applicant submits a construction access management plan to indicate, as a minimum, the location of parking for deliveries and contractors vehicles and routes to be taken by delivery vehicles and also any requirements for traffic management around the site to ensure the free and safe flow of traffic and pedestrians and to avoid any damage to the civic square.

With this the HDM team consider that this application is acceptable on highways grounds but request the following condition.

Condition

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include details of the routing of construction/delivery traffic to and from the site, details of deliveries and construction workers parking facilities, including the expected times of deliveries/parking, and details of any traffic management required during deliveries or construction, including the requirement of a banksman for reversing vehicles on to the highway. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interest of highway safety and the free use of the highway.