

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Highways
Application No.	2019/92096
Proposed Development:	Erection of warehouse for B8 use (Storage & Distribution) and associated works
Location:	Station Lane, Heckmondwike, WF16 0NG
OS Map Reference	SE 421438423003
Applicant/Agent:	Orange Design Studio
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **02-Aug-2019**.

If you would like to contact the Case Officer: Louise Bearcroft for any reason then please do so on: Tel. 01484 221000 Ext. 74126.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/92096> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **02-Aug-2019** then the application may be decided without the benefit of your views.

Dated: 12-Jul-2019

Simon Taylor
Head of Development and Master Planning

Consultation Response from KC Highways
2019/92096 Station Lane, Heckmondwike, WF16 0NG
Erection of warehouse for B8 use (Storage & Distribution) and associated works
Date Responded: 14/08/19 Responding Officer: J Turner Responding Ref: K9-10SE/11

This application seeks approval for the erection of a warehouse for B8 use (storage and distribution) and associated works at Station Lane, Heckmondwike.

The proposal would see the creation of a 305sq.m storage facility to the rear of land previously used as a car park accessed from Station Road. At this point, Station Road is a mix of residential and industrial buildings.

Although some weight can be given to the previous use of the car park, Highways DM would raise concerns regarding the visibility onto Station Road from the proposed access. This looks substantially substandard when looking to the north. Visibility and pedestrian safety would be improved by the installation of a 2.0m footway for the full frontage of the site, but there would likely still be a concern regarding sight lines to the left when exiting.

No details have been given regarding the off-street parking provision or the layout of any such facility, nor any information regarding deliveries, emergency vehicle access, bin collection etc.

The red line boundary submitted on drawing no. (20)002 does not reflect the layout of the site at the access point and does not meet the public highway at this location.

The proposal is not acceptable in its present form. Please ask the applicant to provide:

- Visibility splays appropriate for the 85th-percentile wet weather speed of vehicles demonstrated on a plan.
- Car park layout demonstrated on a plan.
- Bin storage and collection points.
- Swept path analysis of a fire appliance accessing and exiting the site in a forward gear (to get within 45m of all points of the proposed warehouse).
- 2.0m footway to the full frontage of the site.
- Red line boundary amended to encompass the proposed access.
- Access road width dimensioned on a plan.