

Consultation Response from KC Highways Development Management
2019/93157 3-5, St James Street, Batley, WF17 5SA
Alterations to convert former restaurant to 3 apartments (within a Conservation Area)
Date Responded: 20/11/19 | Responding Officer: CNB | Responding Ref: K13-10SW/37

This application is for alterations to convert a former restaurant into 3 apartments. The proposal site is located on St Johns Street, a 30mph two way single carriageway access road of approximately 7.4m width with No waiting at any time TRO markings, footways on both sides and street lighting present. St Johns Street is on the edge of the Batley Town Centre 20mph zone and is used as access to retail car parks and the exit from Batley bus station.

The proposal site is approximately 50m from the bus station and 100m from retail, supermarkets and town centre facilities. This would put the site in a very sustainable location.

There were no trip generation details submitted with the development but due to the nature, size and location of the proposal site we do not consider that the development will have a severe impact on the operation of the local highway network.

The proposals are for three apartments, two 1 bed and one 2 bed and there is no off street parking associated with the development. A small yard is located adjacent to the site, however this is privately owned and only offers pedestrian access to one of the upstairs flats and a bin storage/collection area and no development parking. The surrounding streets have either no/limited time waiting (Mon – Sat 8am to 630pm, 1 hour no return within 1 hour) while the adjacent car parks for Asda and Tesco are limited to three hours and for shoppers only. Due to the sustainable location of the site the lack of parking is not viewed as an issue.

The bin storage/collection point shown on the site plan is acceptable, although the type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document “Waste Storage and Collection Guidance for New Developments” which is available from trade.waste@kirklees.gov.uk.

Due to the site constraints and parking restrictions on the surrounding highway network we would request that a Construction Access Management Plan is submitted for approval by the highway authority prior to development taking place. This should provide details of the types and numbers of vehicles expected to visit the site during the construction period, indicate where contactors and delivery vehicles will park and load and how the obstruction of the highway, footway, major public transport route and access to the neighbouring private yard will be avoided at all times. This should be conditioned.

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

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 the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision and details of how deliveries will be made without causing obstruction to other highway users. 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 interests of highway safety