Consultation Response from KC, Highways Development Management		
2020/93941 132, Trinity Street, Huddersfield, HD1 4DT		
Alterations to convert existing basement into two apartments (Listed Building within a Conservation Area)		
Date Responded:18/12/20	**Responding Officer: CNB**	**Responding Ref: K5-4NE/3**

This application is for alterations to convert an existing basement into two single bed dwellings at a property fronting on to A640 Trinity Street. Trinity Street is a 30mph two way single carriageway primary distributor road of approximately 12.6m width with parking bays on one side, an advisory cycle lane opposite the site and a hatched central marking. There are footways on both sides and street lighting present. The parking bays have limited waiting TROs with a bus stop box marked partially outside the property and the access has a H-bar across the entrance to stop parking obstructions. There are No Waiting at Any Time TRO restrictions opposite.

Trinity Street hosts a high frequency bus route with stops within 75m with Huddersfield rail station and bus station approximately 750m from the site and town centre facilities and services within 1km. This makes the application site a relatively sustainable location.

The site was granted planning permission for conversion to a HMO (20/90213) and these proposals would add two additional bedrooms to the site.

No trip generation details were provided with the application, however as the site is in a sustainable location close to the town centre, with frequent public transport services and with the dwelling type being HMO, then we don't consider the intensification of trips would be sufficient to have a severe impact on the operation and efficiency of the local highway network.

The access to the dwelling is existing and is to remain unchanged.

No parking details were provided with the application. The layout of tandem parking to the side of the building with a single garage to the rear would not be suitable for this type of multiple occupancy dwelling. The TRO restrictions on Trinity Street are limited waiting Mon to Sat 8am to 6pm, 1 hour no return for 15 minutes, this means that parking would be available to the residents outside this time. No residents parking permits would be made available to the new residents due to the Kirklees permit parking policy excluding new developments. However, due to the sustainable location, frequent public transport, dwelling type and local parking restrictions, we do not view parking provision as a concern.

No waste collection details were provided with the application. It is assumed that the collections would take place as previously, however the increase in dwellers within the HMO may require an increase in bins or bin types. We would like to see a suitable bin presentation point shown clearly on a drawing that is of a suitable size for the number of occupants and in such a place that the bins will not obstruct the footway or highway for road safety reasons. This should be conditioned and a contact for guidance provided as a footnote.

With this we consider that the application is acceptable on highways grounds with the following condition and footnote.

Condition
Before development commences, details of suitable storage, bin presentation points and access for

collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

Footnote
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 waste.planning@kirklees.gov.uk.