

Consultation Response from KC, Highways Development Management		
2020/93994 Globe Mills, Bridge Street, Slaithwaite, Huddersfield, HD7 5JN		
Variation condition 27 on previous permission 2015/90646 for variation of condition 2 (plans) on previous permission 2013/91452 for demolition of outbuildings and refurbishment /redevelopment of Globe Mills to: Globe 1: Doctors surgery; class A1 retail; library/ community use; class A3 cafe; class B1 office units; office and innovation space; Globe 2; Ground floor parking area; Class B1 office and light industry; office and innovation space - and formation of external parking area, and footbridge over the Huddersfield Narrow Canal		
Date Responded:	Responding Officer:	Responding Ref:

This application seeks approval to the variation of condition 27 on previous permission 2015/90646 for variation of condition 2 (plans) on previous permission 2013/91452 for demolition of outbuildings and refurbishment /redevelopment of Globe Mills, Bridge Street, Slaithwaite, Huddersfield.

The reason the applicants wish to vary this condition is as follows:

The bridge is a significant investment for the applicant and effectively will only serve the building itself whilst providing an immediate pedestrian link from Slaithwaite village centre to the building. In order for the bridge to be implemented the Canal & River Trust require a significant payment to allow the footbridge to traverse the Huddersfield Narrow Canal, which is in addition to the actual cost of the engineering solution for the bridge. Therefore, this is a significant amount of outlay to invest upfront prior to any return on the building itself, envisaged to commence in early 2021. We therefore request that the condition wording be varied to allow the construction of the bridge to take place within 5 years of the first occupation of the building.

The proposed footbridge provides a link between the proposed development and local shops along Carr Lane, a public car park, a route to the railway station and the bus stops along Carr Lane.

Whist Highways Development Management have concerns regarding the potential loss of pedestrian connectivity between the development and Slaithwaite town centre on-balance it would be difficult to justify a refusal of this proposal and HDM have therefore no objection to the proposed variation of condition.