

Consultation Response from KC, Highways Development Management
2020/91919 The Co Operative Food, 19, Northgate, Almondbury, Huddersfield, HD5 8RX
Demolition of existing supermarket and erection of block of 6 flats with associated parking (within a Conservation Area)
Date Responded: 13/10/21 Responding Officer: J Turner Responding Ref: K6-15SE/6

This application seeks approval for the demolition of existing supermarket and erection of block of 6 flats with associated parking (within a Conservation Area) at Northgate, Almondbury.

The proposal would create six flats each containing two bedrooms. The 9 off-street parking spaces associated with the development are acceptable for this facility and the access remains suitably wide for vehicles to pass.

Bin and cycle storage plus a bin collection pad are satisfactorily demonstrated on drawing no. 3750-04.

This development is likely to see fewer cars use the site than the present use as a supermarket, and the scheme is therefore acceptable from a highways perspective. Please add the following conditions to the decision notice:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.