



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
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Application No.	2021/90756
Proposed Development:	Alterations to convert part of ground floor from retail unit to 2 residential units (within a Conservation Area)
Location:	9, Brook Street, Huddersfield, HD1 1EB
OS Map Reference	SE 414471.9891 417037.4809
Applicant/Agent:	Acumen Designers & Architects Ltd
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 **01-Apr-2021**.

If you would like to contact the Case Officer: Stuart Howden for any reason then please do so on: Tel. .

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=2021/90756> *

*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 **01-Apr-2021** then the application may be decided without the benefit of your views.

Dated: 11-Mar-2021

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Highways Development Management
2021/90756 9, Brook Street, Huddersfield, HD1 1EB
Alterations to convert part of ground floor from retail unit to 2 residential units (within a Conservation Area)
Date Responded: 14/04/21
Responding Officer: J Turner
Responding Ref: K5-8SW/2

This application seeks approval for the alterations to convert part of the ground floor from retail unit to two residential units (within a conservation area) at Brook Street, Huddersfield.

At the pre-application stage, Highways DM noted that part of the property received approval for the change of use to residential in 2017. At this time, Highways DM raised no objection to the lack of off-street parking; this is due to the site being within the recognised town centre of Huddersfield, in easy walking distance of the main train station, bus stops, and all other town centre amenities.

Given this, the proposed scheme is acceptable from a highways perspective, the only caveat being that adequately sized and located bin storage and collection pads should be demonstrated on a plan to be considered by the Council's Waste Strategy officer.

The council's Highway Safety department wish for it to be noted that no on-street parking would be available for residents of the property, nor would they qualify for parking permits.

Highways DM has no wish to raise objection to this scheme, however, please add the following condition to the decision notice:

Method of storage/access for waste

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: To meet the requirements set out in Local Plan Policy LP24 part d(vi).