

**Consultation Response from KC,
Highways Development Management**
2021/91251 Land at Meadow Lane, Dewsbury, WF13 2BE
Change of use to existing containers to form dark kitchen units
Date Responded:14/05/21 Responding Officer: CNB Responding Ref:K15-3SW/17

This application is for the change of use of existing storage containers to form three “dark kitchens” for the preparation of take away food for deliveries only, within an existing industrial estate yard with an access on to Meadow Lane. Meadow Lane is a 30mph two-way single carriageway link road of approximately 5.5m width with footways on both sides and street lighting present. There are stops on a high frequency route within 200m and the site is approximately 800m from Dewsbury town centre, making the site reasonably sustainable.

No trip generation details were provided with the application; however, we assume that there will be an intensification of use of the access, especially in the evening with delivery vehicles. The intensification is expected to be outside the network peaks and so we don’t consider that the application will have a severe impact on the operation or efficiency of the local highway network.

The access is existing, currently serving as access to storage containers and the rear of the adjacent industrial unit. AS there are no records of injury accidents on Meadow Lane over the last 10 years, we have to assume that the access is operating safely, and the intensification of use is not expected to have a negative influence on this.

Drawing No 21-020-10 shows the location of 5 parking spaces and these would be suitable for the 5 full time staff to be employed at the site (as stated in the application form). There are no parking spaces allocated for delivery vehicles, however this isn’t a concern as the site is in a sustainable location and all 5 parking spaces may not be used by staff and also there is additional space available adjacent to the containers for temporary delivery parking that will allow vehicles turn so they can enter/exit the site in forward gear for road safety reasons.

No details of waste storage or collection were provided with the application and we would like to see these clearly marked on a drawing. They should be in such a location that they are accessible to a cleansing operative but not where they will obstruct the parking or turning areas or the adopted footway or highway. This should be conditioned.

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

Condition

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the premises 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 at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).