

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.	2021/91270
Proposed Development:	Change of use from dwelling (C3) to offices (Class E)
Location:	30, Leeds Road, Dewsbury, WF12 7BG
OS Map Reference	SE 424902.2121 421926.0569
Applicant/Agent:	Martin Walsh Architectural
Class:	Other 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 **14-Jun-2021**.

If you would like to contact the Case Officer: Olivia Roberts for any reason then please do so on: Tel. 01484 221000 .

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=2021/91270> *

*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 **14-Jun-2021** then the application may be decided without the benefit of your views.

Dated: 24-May-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Highways Development Management**
2021/91270 30, Leeds Road, Dewsbury, WF12 7BG
Change of use from dwelling (C3) to offices (Class E)
Date Responded: 08/09/21 Responding Officer: CNB Responding Ref: K15-2NE/43

This application is for the change of use from a dwelling to offices at an existing building with parking and an access on to A653 Leeds Road. Leeds Road is a 30mph Two-way single carriageway main distributor road of approximately 9.3m width with footways on both sides and street lighting present. To the east of the site the road has a single solid central white line for vehicles travelling westbound (towards the site). There is a kerbed pedestrian refuge adjacent to the application site with keep clear markings opposite. The road hosts a medium frequency bus route with a stop within approximately 71m. The site is approximately 400m walking distance from Dewsbury town centre.

No trip generation details were provided with the application, however we don't consider that the change of use would generate a sufficient intensification of use as to have a severe impact on the operation and efficiency of the local highway network.

The application form proposes that 4 car parking spaces will be retained within the existing car park, however no details were provided and so we would like to see the parking spaces shown clearly on a drawing with sufficient manoeuvring space to allow vehicles to enter and exit the site in forward gear for highway safety reasons as the highway adjacent to the access is a classified A-road. This may require a swept path analysis. The manoeuvring area should be clearly marked on a drawing so that it can be protected through planning. This should be conditioned.

No waste storage and collection details were provided with the application, however we suspect that waste collection will be carried out as present. We would like to see the location of waste storage and a collection presentation point clearly indicated on a drawing in such locations that they are accessible to a cleansing operative but do not cause an obstruction of the parking or turning spaces or the adopted highway or footway for road safety reasons. This should be conditioned.

With this we consider the application to be acceptable on highways grounds with the following conditions.

Conditions

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout of parking and turning have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

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).