

Consultation Response from KC, Highways Development Management**2021/91975 Croft House Surgery, 1145, Manchester Road, Slaithwaite, Huddersfield, HD7 5JY****Redevelopment of Croft House Surgery with demolition of existing 2 storey flat roof car port / office building, alterations to existing building to form 5 residential units and erection of 3 dwellings. (within a Conservation Area)****Date Responded: 07/06/21 | Responding Officer: J Turner | Responding Ref: K1-42/25**

This application seeks approval for the redevelopment of Croft House Surgery with demolition of existing 2 storey flat roof car port / office building, alterations to existing building to form 5 residential units and erection of 3 dwellings (within a Conservation Area) at Manchester Road, Slaithwaite.

The proposed development would create a six-spaced car park to serve the eight residences. No details of bin storage or collection have been shown. It is accepted that visibility from the access onto Manchester Road will remain unchanged and the vehicular use of this access is likely to decrease. The surgery previously benefitted from an off-street parking on Commercial Street.

Highways DM would expect parking to be in line with the recommendations set out in Kirklees' Highway Design Guide SPD; this equates to two off-street parking spaces for each of the dwellings, another space for each apartment, and visitor parking supplied at a rate of one per four residential properties. The present layout provides six off-street spaces where HDM would anticipate thirteen spaces would be required for a development of this size.

There will be an increase in the number of bins required to service the dwellings compared to the surgery. As such, bin storage pads and a collection points adjacent to the public highway should be demonstrated on a plan.

Given the above, please ask the applicant to provide:

- Off-street parking in line with the recommendations set out in Kirklees' Highway Design Guide SPD provided.
- Bin storage and collection pads demonstrated on a plan.