

Consultation Response from Jamie Turner 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 4 residential units and erection of 2 dwellings (within a Conservation Area)		
Date Responded: 26/10/21	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 4 residential units and erection of 2 dwellings (within a Conservation Area) at Manchester Road, Slaithwaite.

Further to previous comments, the proposed number of properties has been reduced, and the available off-street parking is now more in-keeping with the proposed dwellings. However, the parking spaces anticipated to be used for apartments 3 and 4 appear difficult to manoeuvre into and out of. Highways DM would expect a minimum clearance of 6.0m from a parking space whereas the shallowest point measures approximately 4.2m. It seems unlikely this can be rectified given the location of the subway entrance, so swept path analysis should be provided to demonstrate that these spaces work, especially the one proposed for Apartment 4.

Bin and cycle storage appears to be underground. Even if these were private bins for each apartment, it isn't acceptable to expect resident to pull their full bins up a flight of stairs to be presented for collection. Given the apartments may share one large communal bin, this is even less of a practical arrangement. This should be rectified, and the proposed bin storage and collection spaces dimensioned on a plan. Additional detail on the proposed cycle store (dimensions, cycle stand design and installation etc.) should also be submitted.

Whilst Highways DM has no objection to the principle of development, officers would ask that the above concerns are address prior to final comments being made.