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| <b>Consultation Response from KC, Highways Development Management</b>  |                                     |                                 |
| <b>2021/91975 Croft House Surgery, 1145, Manchester Road, Slaithwaite, Huddersfield, HD7 5JY</b>   |                                     |                                 |
| <b>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)</b>   |                                     |                                 |
| <b>Date Responded: 16/11/21</b>  | <b>Responding Officer: J Turner</b> | <b>Responding Ref: K1-42/25</b> |
| <p>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.</p> <p>Further to previous comments, the off-street parking has been slightly amended and has now been demonstrated to allow for vehicles to access and egress in a forward gear.</p> <p>However, concerns were raised regarding bin and cycle storage as per the below:</p> <p>“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.”</p> <p>No further details have been supplied, and the present arrangement would likely see resident leave their bins in the collection point rather than have to carry them up and down steps that include a 90° turn each week. There has still been no confirmation that the storage space is fit for purpose in terms of available floor space or adequate cycle storage.</p> <p>Given the above, Highways DM cannot support the scheme as the intentions for cycle and bin storage are unacceptable.</p> |                                     |                                 |

