

**Consultation Response from KC,
 Highways Development Management**
2021/92233 Excelsior Works, 35 , St John's Road, Huddersfield, HD1 5DX
Alterations to convert existing warehouse to 5 duplex apartments
Date Responded:23/09/21 Responding Officer: CNB Responding Ref: K5-8NW/23

This application is for alterations to convert an existing warehouse into five single bedroom dwellings at an existing building fronting on to St John's Road, a 30mph two way single carriageway local distributor road of approximately 10.4m width with footways on both sides and street lighting present. Adjacent to the proposal site there are limited waiting/permit holders only parking bays and a bus stop box TRO marking. Opposite the site there is another bus stop box TRO marking. There is evidence of on street parking occurring opposite the site as this area is popular with commuters and as such the demand for parking during the day is very high.

St John's Road hosts a high frequency bus route and there are stops within 50m of the site. The site is approximately 700m walk from the town centre and 600m from Huddersfield railway station and as such is viewed as a relatively sustainable location.

No trip generation details were provided with the application, however we do not consider that a proposal of this size and type would generate sufficient traffic as to have a severe impact on the operation or efficiency of the local highway network.

No parking is to be provided with the proposals, however local guidance recommends 1 space per dwelling and 1 visitor space per 4 dwellings, this would equate to a total of 6 parking spaces. There is unrestricted parking opposite the site, however this is shared with other users and due to a high demand, spaces may not always be available. The proposal site would not be eligible for resident parking permits. However, the site is in a sustainable edge of town centre location and so on balance we do not consider the lack of parking to be a concern.

No details regarding waste storage and collection were provided with the application other than it would be within a site wide store. We would like to see details of the waste storage and collection, specifically a bin collection presentation location which should be in such a location that it should be accessible to a collection team but not where it would obstruct the adopted highway or footway. This should be conditioned.

With this, and on balance due to the lack of parking, we consider the application to be 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 dwellings 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).