

**Consultation Response from Chris Bembridge KC,
Highways Development Management**

2021/93305 61-65, New Street, Huddersfield, HD1 2BQ

Change of use and conversion of existing buildings, forming split-level six storey development comprising four-storey stairwell, four-storey roof-top tower block and enclosed courtyard to create 25 dwellings and sub-division of the retail unit forming 61-63 New Street (Full Application)

Date Responded: 19/06/23

Responding Officer: CNB

Responding Ref: K5-7SW/29

This application is for the change of use and erection of extensions to form 25 dwellings at an existing building fronting on to New Street.

This is a re-consultation due to changes in the drawings, however the previous highways consultation response from J Turner is still valid as the changes do not impact upon highways due to the sustainable town centre location of the site. The previous comments should be read in conjunction with these re-consultation comments.

The only issue mentioned in the previous comments was the location and details of cycle parking for the site. The proposals are for 25 dwellings and local guidance requests 1 cycle parking space per dwelling, a total of 25 safe and secure cycle parking/storage spaces.

Drawing No (100)10 Rev D shows a room within the basement for cycle storage, however no details of racking were provided. The room is approximately 4m x 10m and we would like to see detail of how this will provide safe and secure storage for up to 31 cycles. Also we would like to see how the routes from ground level to the room will be provided with cycle facilities to allow cycles to be easily manoeuvred up and down any stairs along the route, this may include the installation of cycle gutters along the stairs. Details of how security to the room will be arranged should also be provided. This can be conditioned.

The cycle storage is to be accessed via Albert Yard, an adopted shared surface access of approximately 5.3m width with street lighting present that acts as a pedestrian route between New Street and Victoria Lane and is within the town centre pedestrianised zone.

Waste storage is shown within the basement level and would be accessed via Albert Yard and Victoria Lane. Street view shows a number of waste bins awaiting collection and so it is assumed that access along Victoria Lane is achievable by a refuse vehicle, however we would recommend that the exact details of refuse collection is agreed with the Kirklees waste strategy team at the earliest opportunity.

With this we consider that the application is acceptable on highways grounds with the following condition.

Condition

Before development commences details of safe and secure storage and access for cycles should 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 for the lifetime of the development.

Reason: To comply with the Council's sustainability objectives