



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
Application No.	2021/94211
Proposed Development:	Change of use from vacant restaurant, vacant lower ground floor dwelling and vacant dance hall/club to 2 retail units and 5 dwellings and associated external works (within a Conservation Area)
Location:	1024, Manchester Road, Linthwaite, Huddersfield, HD7 5QQ
OS Map Reference	SE 409566.2702 414361.3408
Applicant/Agent:	SK Design (Yorkshire) Ltd
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **28-Dec-2021**.

If you would like to contact the Case Officer: John Holmes for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/94211> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **28-Dec-2021** then the application may be decided without the benefit of your views.

Dated: 07-Dec-2021

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Highways Development Management
2021/94211 1024, Manchester Road, Linthwaite, Huddersfield, HD7 5QQ
Change of use from vacant restaurant, vacant lower ground floor dwelling and vacant dance hall/club to 2 retail units and 5 dwellings and associated external works (within a Conservation Area)
Date Responded: 17/01/22 | Responding Officer: J Turner | Responding Ref: K2-2/31

This application seeks approval for change of use from vacant restaurant, vacant lower ground floor dwelling and vacant dance hall/club to 2 retail units and 5 dwellings and associated external works (within a Conservation Area).

The site was most recently a restaurant with function space on the first floor. This proposal would create two small commercial units and five apartments each containing two bedrooms.

Under normal circumstance, Highways DM would ask for off-street parking places to be provided for the apartments, visitors, and customers and staff of the commercial units. However, in this instance it has to be taken into account that the proposal would be likely to generate less traffic than the previous use. Furthermore, the site is within the recognise centre of Linthwaite with on-street parking bays available on Manchester Road. As such, Highways DM would not wish to raise objection to this lack of parking.

Bin storage is shown on drawing no. 2021-132-300 adjacent to Coldwell Street; adequate cycle storage is also demonstrated.

Given the above, the scheme is acceptable from a highways perspective. Please add the following conditions to the decision notice:

Structures

Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new retaining walls/building retaining walls adjacent to the existing highway including any modifications to the existing boundary wall on the A62, Manchester Road shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Method of storage/access for waste

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: To meet the requirements set out in Local Plan Policy LP24 part d(vi).

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.