

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

2022/91524 24, Zetland Street, Huddersfield, HD1 2RA

Change of use and alterations to residential dwelling to form mixed use comprising drinking establishment with expanded food provision, leisure facility and retail sale of specialist tobacco (Listed Building within a Conservation Area)

Date Responded: 25/10/22

Responding Officer: CNB

Responding Ref: K5-7SE/24

This application is for a change of use and alterations to form a mixed-use leisure facility at an existing residential dwelling fronting on to Zetland Street, a 30mph two way single carriageway town centre access cul-de-sac of approximately 8.6m width with footways on both sides and street lighting present. On street parking is restricted by No Waiting At Any Time TRO markings with Permit Holders Only parking bays outside (for use by visitors to the temple next door to the site) and taxi rank markings. Zetland Street provides access to the car park and servicing at the Kingsgate shopping centre and at the far end from the proposal site it becomes part of the Huddersfield town centre pedestrianised zone.

No trip generation details were provided with the application however due to the type of development and the sustainable town centre location we consider that the proposals will not have a severe impact on the operation or efficiency of the local highway network.

No parking is to be provided as part of the proposals however as the site is within a sustainable town centre location, there are public car parks close by and there are parking restrictions along Zetland Street, this is not a concern.

No details were provided relating to the storage and collection of waste, but it is expected to be carried out with the waste collections from the adjacent property which will be connected to the proposal site.

With this we consider that the impacts of the application would not have a severe impact on the operation or efficiency of the local highway network or road safety and is therefore acceptable on highways grounds.