

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

2022/92842 The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield, HD3 4RZ

Change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3)

Date Responded: 26-2-2024.

Responding Officer: Mark Berry

Responding Ref: 2-11SE-5.

This application seeks approval to the change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3) at The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield.

The previous highways consultation response dated 20th September 2022 raised several concerns regarding the proposed parking arrangements.

The applicants have now provided revised plan number 2206/04 showing 6 off-street parking spaces with access from Sycamore Avenue.

Whilst 6 off-street parking spaces are an under provision for 12 apartments given the reasonably sustainable location close to public transport links and that there were no off-street parking facilities for the existing use as a care home on balance Highways Development Management consider these proposals acceptable.

Suggested condition /footnote.

Areas to be surfaced and drained.

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

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

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) regarding 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.

