

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

**2022/93344 School Of Dance And Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton,  
BD19 4LF**

**Conversion and extension of existing building to form 10 one bedroom apartments and  
associated external works**

**Date Responded: 23/02/2023**

**Responding Officer: D. Stainsby**

**Responding Ref: K8-9NE/19**

#### RECOMMENDATION:

Highways Development Management could not support the proposals as submitted due to the substandard car parking layout and access.

The following information is required.

- A revised car parking layout, together with a swept path analysis to show that the proposed parking spaces serving the development can be accessed safely.
- A revised plan showing that the refuse store does not block the existing access whilst still being accessible for refuse collection.

#### INTERNAL LAYOUT:

The proposal shows 12 parking spaces (one space per dwelling and two spaces for visitors) which meets local guidance and is acceptable.

However, the site layout does not satisfactorily demonstrate that sufficient turning and manoeuvring space would be available which could lead to prospective residents parking on street rather than attempting to use the car park.

The aisle width between parking spaces 01 and 02, 03 should be a minimum of 6.0m and should be extended for a minimum of 1.0m past the end of spaces 01 and 02 to allow for vehicles to access these parking spaces.

Parking spaces 07 to 10 would be difficult to access and would result in difficult reversing/turning manoeuvres in the area around the main access to the building or potentially reversing the full length of the car park.

The aisle width between spaces 04 to 07 and the building is between approximately 3.5m and 4.5m, again leading to potential conflict between pedestrians and vehicles manoeuvring in this area.

A turning area should be provided at this end of the car park to allow vehicles to access these spaces safely.

#### VEHICULAR ACCESS:

The proposal uses the existing vehicular access which, at approximately 6.5m wide is acceptable. However, the proposed location of the refuse store blocks nearly half of the access.

This reduces the width of the access to approximately 3.5m and would not allow two vehicles to pass each other whilst entering or leaving the site.

The refuse store will need to be reduced in width to allow for the vehicle access to remain clear of all obstructions.

An alternative suggestion would be to relocate the refuse store to a point adjacent to the cycle store with a pedestrian access provided on Dewsbury Road. This would also free up more space within the car parking area to allow for a better parking layout.

Due to the lack of a footway on the site frontage on Moor Lane, between the access and Dewsbury Road, a pedestrian access from the site on to Dewsbury Road would also be beneficial for highway safety reasons.

The approved vehicle parking areas will need to 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 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

#### WASTE STORAGE AND COLLECTION:

The proposed location of the refuse store blocks the access to the site and will need to be relocated within the site whilst still being accessible by the refuse collectors.

An alternative suggestion would be to relocate the refuse store to a point adjacent to the cycle store with a pedestrian access provided on Dewsbury Road

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from [waste.planning@kirklees.gov.uk](mailto:waste.planning@kirklees.gov.uk).

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).