

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

2022/93938 Piazza Shopping Centre, New Street and Albion Street, Huddersfield, HD1 2TR

Change of use from A1 (business retail and storage) to C3 (residential) 34 studio flats at first and second floors and external alterations

Date Responded:13/02/23

Responding Officer: CNB

Responding Ref: K5-7SW/32

This application is for the change of use from A1 retail and storage to 34 studio flats on the first and second floor of an existing building within Huddersfield town centre retail area. The site is fronted by New Street, a part of the town centre pedestrian zone with vehicular access via Albion St to the rear. Albion St is a 30mph two-way single carriageway town centre access road of approximately 7m width with footways on both sides and street lighting present. There are No Waiting at any Time TRO markings with No Loading flashes opposite and a combination of No Waiting at any Time, Loading Only and pay and display car parking bays on the near side. The road is exit only at its northern end. Albion St provides access to two car parks, the civic centre and Huddersfield police station.

The site is located within the Huddersfield town centre commercial and retail area and as such is in a very sustainable location with many shops and services within a short walk and Huddersfield bus station within 400m and Huddersfield railway station within approximately 700m.

No parking is included within the proposals, however, due to the sustainable town centre location of the site and the numerous public car parks within a short walking distance we have no highways concerns about this.

It should be noted that the application doesn't indicate how the proposals will interact with the existing rooftop car park adjacent to the proposal site. We would not like to see a reduction in public town centre parking caused by the proposals.

No details were provided relating to waste storage and collection beyond the mention that "ample refuse storage is also provided for the proposal, with space allocated close to the proposed development to the internal courtyard of the site" The internal courtyard is not clearly indicated on the supplied drawings and there is no indication of a route through from the proposed dwellings to any internal locations within the site. We would need to see how the waste from the proposed dwellings would be collected, including the position of a collection presentation point adjacent to a suitable adopted highway and located to follow Kirklees waste strategy guidance. This could be conditioned.

Due to the town centre location of the proposal site and the access and parking issues that this may cause, we would like to see a construction access management plan that provides details on the proposed access for construction vehicles and the locations of contractor parking and on-site materials storage and site facilities. This should also provide details of deliveries and parking for deliveries and how these will be managed to avoid obstruction of the adopted highway or the spaces on the existing rooftop car park. This can be conditioned.

With this we consider the proposals to be acceptable on highways grounds with the following conditions.

Conditions

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: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities and the location of materials storage and site facilities. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety

