

**Consultation Response from KC,
Highways Development Management****2023/90792 Land Adjacent To, 6, Sands Terrace, Leeds Road, Huddersfield, HD2 1YX****Erection of two-storey workshop (Class E (g)) and associated works****Date Responded: 27-6-2023.****Responding Officer: Mark Berry****Responding Ref: 11-3NW-4**

This application seeks approval to the erection of a two-storey workshop (Class E (g)) and associated works at land adjacent to, 6, Sands Terrace, Leeds Road, Huddersfield.

The site is located along Peace Pit Lane, an unadopted road accessed from the A62 Leeds Road. The site directly adjoins Sands Terrace, a row of six terraced houses. Currently, the site comprises hardstanding in the form of a raised foundation platform.

Peace Pit Lane is shared with the Peace Pit Council Depot with their premises located over the Huddersfield Broad Canal.

The proposals show a two-storey workshop with a gross floor area of just 79.5sqm with access directly onto Peace Pit Lane via roller shutter doors. Two off-street parking spaces are shown to either side of the proposed building.

The proposed development comprises ground floor workshop with ancillary office space within a mezzanine floor to support the workshop below.

Given the scale of the proposals Highways Development Management have no objection to these proposals in principle.

There are however no proposals for servicing the proposed workshop. The applicants should demonstrate by means of swept paths that the largest vehicle anticipated to visit the site can enter, exit, and turn within the site.

Also, no details are provided regarding the applicant's proposals for the storage and collection of wastes from the site. A refuse vehicle should not have to reverse out of the site.