

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

2023/91896 Poplar House, 35, Old Lane, Birkenshaw, BD11 2LA

Change use of dwelling to day nursery

Date Responded: 06/09/2023.

Responding Officer: D. Stainsby

Responding Ref: K8-11SE/11

This application is for the change of use of dwelling to day nursery at 35 Old Lane, Birkenshaw BD11 2LA.

RECOMMENDATION:

Highways Development Management could not support the application as submitted.

Clarification of the existing and proposed use of the car parking area is required.

Details of waste storage and collection for the proposed Nursery should be provided, with the location of a waste collection presentation point being clearly marked on a drawing.

The walls adjacent to the access would need to be lowered to provide for driver/pedestrian intervisibility.

CAR PARKING

The Applicant states that 8 car parking spaces are available on the site. However, these appear to be allocated to the existing four dwellings at 2 car parking spaces per dwelling.

I would consider, therefore, that only 2 car parking spaces are available for the proposed nursery, which would be reduced to potentially none if a secure outside play area is required.

The proposal is for 6 staff and 24 children.

Although there is no official guidance for the number of car parking spaces required, I would expect that a minimum of 4 spaces would be required for staff. together with a safe drop off/ pick up area of approximately 6 car parking spaces.

As a result, I would consider that, as submitted, the proposal is detrimental to highway safety at this location.

Clarification of the existing and proposed car parking arrangements are required. Which would also include any secure outside play area if required.

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

WASTE STORAGE AND COLLECTION:

The Applicant states that commercial waste bins will be used. However, no location has been identified for the location of the bin store.

Details of waste storage and collection should be provided, with the location of a waste storage area being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access, or the adopted highway for road safety reasons.

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.

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

ACCESS

There are high walls on either side of the vehicle access, and these would need to be lowered to provide a 2.0m x 2.0m pedestrian sight line where the drive meets the back of the footway.

There should be no physical obstructions or planting within these areas, that have the potential to grow above 0.6m high.