Consultation Response from KC,
Highways Development Management

2023/92297 Units 5 And 9, Brookside Works, Brick Street, Cleckheaton, BD19 5EH

Erection of two industrial units

Date Responded: 19-12-2023.
Responding Officer: Mark Berry.
Responding Ref: 9-2NW-1.

This application seeks approval to the erection of two industrial units at Units 5 and 9, Brookside Works, Brick Street, Cleckheaton.

The proposals are to construct a new building, divisible into two approximately 120 sqm units, for employment use class E – formerly B1c/B2/B8. Access is via Brick Street from A643 Moorside/Westgate.

Brick Street is an un-adopted unmade road currently in a poor state of repair which carries public footpath Spenborough 93. The width of this road varies but is generally around 9.2 metres and 8.1 metres in width at its junction with A643 Moorside/Westgate.

Brick Street is unlit and there are no footways present along either side, except for a short (approximately 15m), narrow section of footway along the western side on the approach to the A643 Westgate.

Visibility at the Brick Street/ A643 Moorside/Westgate junction is poor in both directions. Brick Street is also narrow with no junction radii which will result in difficult turning and manoeuvre for larger vehicles from Westgate.

On - street parking presumably associated with the existing businesses can be an issue along the full length of Brick Street.

The Site Plan as proposed shows 8 off-street parking spaces plus cycle spaces and a bin store on land to the east of the proposed units. Access is from Brick Street across the front of the existing industrial unit. A width of 6.45m is shown between the proposed units and the southern boundary of the site. Three lorry parking spaces are shown to the front of the existing industrial unit.

Highways Development Management (HDM) comments as follows.

The Kirklees Highway Design guide recommends a 10m forecourt depth for industrial units of this size. No forecourt is shown to be provided and vehicles will be unable to stand in front of the proposed industrial unit's doors to load and un-load.

No details of servicing vehicle turning arrangements are provided. The construction of the proposed units will remove parking and turning spaces for the existing unit and the applicants have not demonstrated that sufficient turning and parking is to be retained.

Brick Street is sub-standard in terms of its construction, drainage, lighting, gradient, width, junction radii and lack of pedestrian facilities. Visibility at the Brick Street/ A643 Moorside/Westgate junction is

poor in both directions. Brick Street is narrow with no junction radii which will result in difficult turning and manoeuvre for larger vehicles from Westgate.

HDM will be unable to support this application without significant improvement to Brick Street and the Brick Street/ A643 Moorside/Westgate junction and this application as currently proposed should therefore be refused on highway safety grounds.