

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

**2023/92389 Connection Seating Ltd, Dogley Mills, Penistone Road, Fenay Bridge, Huddersfield,
HD8 0LE**

Change of use of workshop and storage area to warehouse for fireworks and retail

Date Responded: 18/10/23

Responding Officer: CNB

Responding Ref: K11-11/4

This application is for a temporary change of use from workshop and storage to storage and retail of fireworks within an existing mill unit with parking and access on to A629 Penistone Road, a 40mph two-way single carriageway main distributor road of approximately 8.4m width with a footway opposite and street lighting present. The road hosts a high frequency bus route and there are stops within approximately 170m of the building entrance.

The building has an existing use as a self-storage warehouse and appears to have some workshop and operational office space for the current uses. There is a private drive into the site that is gated and there is an access ramp into the building for deliveries to the rear of the building and aerial photographs of the site show large delivery vehicles (approx. 9.5m rigid box vans) can access the site.

Access would be suitable for emergency services fire and rescue in the event of a fire at the premises and consultation with West Yorkshire Fire and Rescue identified no concerns

No trip generation details were provided with the application, although there would be some trips generated by the existing use, the proposals would likely cause an intensification of use of the site access. The proposals are to operate the retail for only 12 days during October/November and 1 day in late December however we do not consider that this would be sufficient to have a severe impact on the operation and efficiency of the local highway network.

There is existing car parking with 7 spaces for the self-storage, 31 spaces for the proposed retail and approximately 24 spaces for the existing uses and deliveries. Adequate turning is provided on site so vehicles can enter and exit the site in forward gear. Given the proposals we consider that this level of car parking would be sufficient.

Waste storage and collection is expected to be as currently done by the existing use.

With this we consider that the application is acceptable on highways grounds.