Consultation Response from KC,
Highways Development Management

2023/92597 John Shaw And Son Ltd, Canker Lane Garage, Leeds Road, Huddersfield, HD2 1XT

Change of use from B2 to Class E, Conversion of existing car garage to retail unit

Date Responded: 13/12/2023
Responding Officer: CNB
Responding Ref: K5-12SE/3

This application is for the change of use from B2 (garage) to E (retail unit) with amended parking layout at an existing premises with an access on Red Doles Lane, a 30mph two-way single carriageway industrial access cul-de-sac of approximately 10.8m width with footways on both sides and street lighting present. There are No Waiting at any Time TRO markings adjacent to the site with Keep Clear markings across the access road and approximately 30m to the south there is a signalised junction with A62 Leeds Road.

The closest bus stops to the site are on a high frequency route and are within approximately 185m from the entrance.

The proposed access to the site is from an unadopted road off Red Doles Lane (Access to rear 411 – 493 Leeds Road) and as such we would recommend that the applicant checks with their solicitor that they have vehicular access rights over this road.

The proposals are to change the use of the site from a garage to a retail unit with changes to the access points, reformation of the car parking and removal of the petrol pumps.

No trip generation details were provided with the application, however, given that the previous use as a garage would have generated trips, any additional trips generated by the proposed use are expected to be low and we consider that the impact on the operation or efficiency of the local highway network would not be severe.

There are currently two access points, one from the unadopted Road off Red Doles Land and one directly on to Leeds Road, the proposals are to close off the Leeds Road access and this would improve safety at the signalised junction. The remaining sole access point will be off Red Doles Lane, and this is acceptable for the proposals.

Drawing No A2000P1 shows the location of 7 standard 2.4 x 4.8m parking spaces and 1 accessibility space with some turning/manoeuvring space available. There is also cycle parking provided adjacent to the access. These are acceptable.

No details of waste storage and collection were provided within the application and these details should be conditioned prior to opening.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition
Before the development opens for business, details of suitable storage, bin presentation points and access for collection of wastes from the premises 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.