

**Consultation Response from KC,
Highways Development Management****2023/93559 27, Market Place, Huddersfield, HD1 2AD****Alterations to convert upper floors to 8 flats (Listed Building within a Conservation Area)****Date Responded: 09/05/2024****Responding Officer: CNB****Responding Ref: K5-7NW/39**

This application is for the alterations to convert the upper floors of a listed commercial building to 8 residential units fronting on to Market Place, a 30mph one-way single carriageway town centre access road of approximately 3.2m width with footways and street lighting present. The road is part of Huddersfield town centre pedestrian zone and vehicular access is limited to permit holders and loading only between midnight – 10am and 4pm – midnight.

The site is within a sustainable town centre location with stops on a high frequency bus route within 150m, the main Huddersfield bus station within 400m and the rail station within 350m of the site. There are shops and services within a short walk of the site.

Due to the sustainable town centre location, we would not require any on-site parking and none is proposed. There is visitor parking available on the town centre public car parks which are situated within a 500m walk of the site.

We would, however, require safe and secure cycle parking at the site, with 1 cycle space per dwelling unit (8 in total). Drawing “Block/Site Plan” indicates the location of a cycle store in a rear yard with an access on to Market Walk. We would need to see details of the cycle storage, which should be covered, safe and secure and this should be conditioned.

Drawing “Block/Site Plan” also indicates the location of the bin store, again no further details were provided, and we would recommend that these are provided, including the route from the flats to the bins that residents would need to take and any waste management arrangements, and that they follow guidance provided by Kirklees Waste Strategy team and can be obtained here;

<https://www.kirklees.gov.uk/beta/planning-applications/pdf/waste-management-design-guide-new-developments.pdf>

A bin collection presentation point should be clearly indicated on a drawing, within guidance carry distances of the closest adopted highway that can accommodate a Kirklees refuse wagon, and this should be conditioned. It is noted that the passageway from the rear yard to Market Walk has a step at the market Walk end and this may not be suitable for larger “eurobins” if these are chosen. I have requested a consultation input and guidance from the Waste strategy team and will forward these details when they are available.

The waste storage and collection details should be conditioned.

With this we consider that the application proposals are acceptable in principle with the following conditions.

Conditions

Before development commences, details of suitable cycle storage facilities 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.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Local Plan Policy LP22 part g.

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings 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.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).