

**Consultation Response from KC,  
Highways Development Management****2023/93797 Former Liberal Club, 14, New Road, Kirkheaton, Huddersfield, HD5 0HP****Erection of extensions and alterations to former club to form 6 apartments****Date Responded: 04/04/2024****Responding Officer: Ryan Kinder****Responding Ref:K11-15SW/26**

2023/93797 Former Liberal Club, New Road, Kirkheaton.

Planning application for Erection of extensions and alterations to former club to form 6 apartments.

The site takes access via St Johns Avenue with parking provision for 6 vehicles plus an additional 2 visitor spaces, this is considered sufficient for a development of this size.

Further to a pre planning application on this site it was advised on the requirements for a suitable sized refuse storage area. The Councils Waste strategy team have advised again that the current bin store is not large enough to accommodate the required sized bins. Guidance indicates the floor space for 1 no 1100ltrs wheeliebin is 1575mmx1190mm with space required to manoeuvre the bins within the store. The proposed store on the plan shows overall dimensions of approximately 2.2m x 1.5m with a gate width of 1.2m. As such it suggested a suitable condition to ensure this issue is dealt with be recommended.

Overall the proposal is considered acceptable with the following conditions recommended:

**Areas to be surfaced and drained**

The buildings shall not be occupied until the proposed car parking hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

**Method of storage/access for waste**

“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: To meet the requirements set out in Local Plan Policy LP24 part d(vi).