Consultation Response from KC, Highways Development Management
2024/90257 Piazza Centre, Princess Alexandra Walk, Huddersfield, Kirklees, HD1 2RS
Variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)
Date Responded: 15th May 2024 Responding Officer: C Dows Responding Ref: K5-7SW/32

<u>Recommendation – No Objection Subject to Conditions</u>

The submission is a S73 Application seeking to vary Condition 2 of permission 2022/93248 - Kirklees Cultural Heart, specifically in relation to the proposed Library, Food Hall, and adjacent public realm/events space works.

The proposed amendments are proposed following further end user discussions and feasibility work. The proposals retain more of the original fabric of the current building and there is a reduction in floor space, due to the removal of an events space within the proposed library.

The proposals include minor changes to access and servicing arrangements as follows.

Accessibility and inclusivity:
The proposals include some minor alterations to pedestrian access arrangements to The Square from Peel Street. The amended arrangements retain the main central steps, with two sloping footpaths leading from the Peel Street and Princess Street. All steps and ramps have been designed to accessible compliant design standards. Two previously proposed narrower steps leading down into The Square have been omitted. The proposed arrangements are considered acceptable providing suitable pedestrian access for all users.

Vehicular Access:
As part of the design review and feasibility work it has been determined that the existing basement slab is to be retained. Retention of the existing basement slab places limitations on where HGV vehicles can drive within the square and where a stage can be located.

Vehicular access to the square is from Peel Street, controlled by retractable bollards. An area has been identified to the north/north-west of the square, which is designed for vehicular loading, events vehicles, servicing, and emergency vehicles can access and turn within this portion of the square, entering and exiting in a forward direction. The area to the south which is restricted to vehicles will be protected with removable bollards, benches, and street furniture. These would only be removed during the time of an event, once all set-up has taken place and vehicles are clear of the square.

To ensure safe operation of the event space and that vehicles do not enter areas not designed for vehicle loading, a condition requiring submission of an Event Space Service Management Plan is requested.

Traffic Impact:
The original planning application assessed the impact of development traffic on the local highway network. The proposed changes result in a slight reduction in floorspace. On this basis it is considered that the original Transport Assessment remains valid and provides a robust assessment of development traffic and its impact on the local highway network and that its conclusions are acceptable.

Conclusion:
From a Highways perspective it is considered that the proposed changes are minimal and will have no material impact on the operation and safety of the local highway network. Subject to the imposition of a condition requiring submission of an Event Space Service Management Plan, as set out below, and all previously requested highway conditions (2022/93248) being attached to the Decision Notice, HDM have no objection to the proposals.

Conditions:
Event Space Service Management Plan: Prior to the first use of the public realm and the outdoor event space within a component part, or combination of parts (as referred to in condition 3), a Event Space Service Management Plan shall be submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved. The plan shall be fully implemented, and the development thereafter operated in accordance with the approved service management plan throughout the lifetime of the development unless otherwise agreed in writing by the LPA.
Reason: In the interests of highway and pedestrian safety in accordance with Policies LP20 and LP21 of the Kirklees Local Plan, as well as Chapter 9 of the National Planning Policy Framework.