Consultation Response from KC, Highways Development Management
2024/90845 land opposite, 510, Huddersfield Road, Ravensthorpe, Dewsbury, WF13 3ET
Change of use from car wash to hot food premises, remodelling and alterations to existing building
Date Responded: 18-9-2024. Responding Officer: Mark Berry. Responding Ref: 14-4SE-1.

Kirklees COUNCIL

This application seeks approval to the change of use from car wash to hot food premises, remodelling and alterations to existing building at land opposite, 510, Huddersfield Road, Ravensthorpe, Dewsbury.

The Existing Ground Floor layout plan shows the proposed building centrally located within the site with a In and Out access arrangement. 8 parking spaces are shown to the frontage of the site, and further spaces to the sides, 4 to the eastern side and possibly 5 to the western side.

The Proposed Ground Floor Layout shows the proposed building increased in size with the existing In and Out access arrangements retained. 8 echelon parking spaces are shown to the frontage of the site with an aisle width of 4.2m, and further spaces to the sides. The number of spaces to the western side is unclear as this plan doesn't show the whole of the site.

The proposed building is shown to have 9 tables for 4 and 4 tables for 2 resulting in approximately 44 covers in total, it is however considered that a different arrangement would allow more seating.

Highway Development Management comments:

1, The plans are not dimensioned, and all dimensions quoted in this response are therefore scaled and may not be accurate.

2, The 8 spaces to the front rely on echelon parking but the angle is not specified, for a 60-degree angle an aisle width of 4.2m wide would be required as recommended by Manual for Streets. The angle of the parking bays is greater than 60 degrees and 4.2 m may not therefore be sufficient. The depth of these parking bays may not meet the recommended minimum dimensions of 4.8 x 2.4m.

3, The 4.2 m aisle width is between the bays and the building including the doorway. No pedestrian access is shown meaning pedestrian using the access to the building or walking to too and from the building will be vulnerable to through traffic and turning vehicles. A 2.0m wide footway should be shown to the frontage of the building together with details of the pedestrian accesses from Huddersfield Road.

4, The parking spaces to the eastern side should be 6 metres in length not 4.8 as shown. The first space is too close to the access and could result in vehicles reversing into the path of vehicles turning in at the entrance. The space against the rear boundary is only 5.5m in length and will be inaccessible if the space to the front is occupied.

5, Details of the parking to the western side needs to be provided.

6, The proposals show a pay and collect point to the rear of the building with high tech order boards for drive through customers. No details are shown but there are only potentially 4 parking spaces possible in front of the pay and collection point and a further 3 out to Huddersfield Road for vehicles waiting to use the drive through facility which may not always be sufficient.

8, An existing bus stop to the site frontage which cannot be re-sited will block the egress from the site

resulting in vehicle wating within the site.

9, It's not clear from the plans how many parking spaces are proposed, the application form refers to 13 plus 2 disabled (15 in total) for at least 44 covers plus staff. Realistically Highways Development Management would estimate that just 9/10 off-street parking spaces can be provided if proper pedestrian access is shown, and the spaces are provided to the correct dimensions.

In conclusion, given the size of the proposed restaurant, that no assessment of traffic generation or parking demand is provided, that the number of parking spaces that can be realistically provided is likely to be around 9/10, and that there is limited space for vehicles waiting at the drive through facility, Highways Development Management are unable to support this application.