

**Consultation Response from KC,
Highways Development Management**

2024/90859 Land at, Ash Street, Birkby, Huddersfield, HD1 6HN

**Outline application for the demolition of buildings and the erection of light industrial units
(Class E (g) (iii))**

Date Responded: 28-5-2024.

Responding Officer: Mark Berry.

Responding Ref: 5-8NW-10.

This is an outline application with all matters reserved for the demolition of buildings and the erection of light industrial units (Class E (g) (iii)) at Land at, Ash Street, Birkby, Huddersfield.

The site which is currently vacant is located at the end of Ash Street. Ash Street is an unadopted road off Miln Road which is access to 28 and 30 Ash Street and 2 lock up garages on the northern side, and single-story derelict buildings on the southern side.

Number 28 Ash Street has no off-street parking facilities, number 30 has as an integral single garage. Sight lines and pedestrian intervisibility onto Ash Street from the 2 lockup garages and the integral garage to number 30 will be poor due to adjacent boundary walls and the lack of any pedestrian facilities.

No detailed design has been prepared; however, a proposed indicative layout has been submitted to show the potential siting of the individual units, parking facilities, turning spaces and landscaping.

The proposals utilise the existing access onto Miln Road.

Ash Street meets Miln Road at an acute angle which will make the left in and right-out turning movements difficult particularly for a larger vehicle. Larger HGVs will not be able to turn left in or right-out out of the site. Sight lines from Ash Street onto Miln Road are poor in both directions and there are no pedestrian facilities along Ash Street between Miln Road and the proposed site.

The indicative layout shows 3 small units with 10 off-street parking spaces and further space for internal vehicle turning which could potentially be acceptable subject to the applicants providing acceptable vehicle swept paths.

The access via Ash Street however is severely sub-standard in terms of its width, alignment with Miln Road which will make turning movement difficult and potentially impossible for larger vehicles, sight lines on to Miln Road and the lack of pedestrian facilities.

Highways Development Management have therefore little alternative other than to recommend refusal of these proposals on highway safety grounds.