Kirklees COUNCIL

Consultation Response from KC, Highways Development Management
2024/91336 Site of Former Perseverance House, St Andrew's Road, Huddersfield, HD1 6RZ
Erection of two storey office/workshop with detached store and associated works
Date Responded: 06/08/2024 Responding Officer: CNB Responding Ref: K5-10NW/4

This application is for the erection of two-story office/workshops with a detached store and associated works to create parking and a secure gated access at a vacant site fronted by B6432 St Andrew's Road, a 30mph two-way single carriageway secondary distributor road of approximately 7.8m width with footways on both sides and street lighting present. There are No Waiting At Any Time TRO markings on both sides along the frontage of the site.

There are stops on a high frequency bus route and a convenience store within 500m and a supermarket within 430m of the site.

The proposals are to erect a two-story office/workshop to manage and maintain a fleet of hire vehicles, mainly light goods vehicles but with some others (up to 17 seat mini-buses and 18 tonne HGVs), for an existing firm based in Linthwaite.

No trip generation details were provided with the application, however with approximately 25 employees, it is expected that the trip generation will be lower than the previous use as an office and so we have no concerns. No details were provided relating to the hiring of vehicles taking place from the site and so this additional trip generation could not be assessed. However, we do not think that this would push the total trips above that which would cause a severe impact on the operation and efficiency of the local highway network.

The access to the site is existing and the main gate is set back from the highway by approximately 5m, a secondary security gate is set back a further 17m which should allow large vehicles to be able to pull clear of the highway whilst awaiting this second gate to be opened. No swept path analysis was provided with the application, however as the access is approximately 7m wide and the number of HGVs using it will be limited, we do not consider that this will cause a highway safety concern.

There is a secondary access on to Turnbridge Road that appears to be gated on drawing No 2322 01 and no details of the use of this access have been provided. Given that this access doesn't contain a secondary security gate like the main access it is assumed that this will be used for emergency access and servicing as it is adjacent to the waste oil store.

Drawing No 2322 01 shows 5 visitor parking spaces (including 1 accessibility space) and 12 staff parking spaces (including 2 accessibility spaces). The application form suggests that there will be approximately 40 car spaces and approximately 150 lgv/public carrier vehicle spaces, however these are not detailed on drawing 2322 01 and it is not sure if any of the additional spaces will be available for staff parking. Due to the parking controls to the front of the site and the part sustainable just outside the edge of the town centre location of the site we consider that this level of parking will be sufficient.

Waste storage and collection is expected to be carried out by a commercial waste company and will be done as at the existing maintenance premises. There appears to be sufficient space within the site for a service vehicle to access and turn within the site so that it can enter/leave in forward gear.

With this we consider the application to be acceptable on highways grounds.