

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

**2024/91828 Premier Inn, St Andrew's Road, Huddersfield, HD1 6SD**

**Demolition of existing hotel restaurant and erection of additional hotel bedrooms with breakfast room and alterations to the car park and associated works**

**Date Responded: 12/12/2024**

**Responding Officer: Ryan Kinder**

**Responding Ref: K5-7SE/4**

2024/91828 Premier Inn St Andrews Road, Huddersfield.

RECOMMENDATION: No Objection subject to conditions.

**Development Overview:**

The site takes access off St Andrews Road on the edge of Huddersfield town centre, the site is located between the junctions of Wakefield Road and Lincoln Street. The proposal seeks demolition of existing restaurant and extension to existing hotel.

**Reference plans/documents:**

- Proposed Site Plan – ref P11074/AP10 dated 06/03/2024
- Transport Statement – ref 2024/7846/TS01 dated 19/06/2024

**Traffic Impact/Junction Assessment:**

The Highways consultant has suggested that there is no data in TRICS to assess the use for a hotel and restaurant together, as such a bespoke trip generation has been utilised via an independent on site survey of the existing uses of both hotel and restaurant during the AM and PM peak periods. This approach is considered acceptable, the comparable trips are summarised in the two tables below:

**Traffic Generations for hotel and restaurant:**

	Hotel			Restaurant		
	Arrivals	Departures	Two-Way	Arrivals	Departures	Two way
Weekday AM peak	2	11	13	3	2	5
Weekday PM peak	8	2	10	15	8	23

Total trips 23 two way in AM peak and 33 in PM peak

**Traffic Generations for hotel with extension:**

	Hotel		
	Arrivals	Departures	Two-Way
Weekday AM peak	3	15	18
Weekday PM peak	12	3	15

Total trips 18 two way in AM peak and 15 in PM peak.

It is forecast that there will be an over reduction in trip generation as a result of the proposal, this is therefore considered acceptable from a highways perspective.

**Vehicular access:**

It is proposed to access/egress the site via the existing arrangements with one access onto St Andrews Road and a further access via shared point with sainsburys supermarket onto Wakefield Road. No further works are proposed or required to accommodate the proposals in this respect.

**Parking**

The existing parking provision to serve the hotel and Restaurant has a total of 90 car parking spaces which is controlled via automatic number plate recognition. The proposed parking provision is to be increased to 106 parking spaces. To determine the level of parking required a parking accumulation assessment has been carried out, this sets out that the level of parking at peak demand has a peak accumulation of 73 vehicles which equates to an 81% capacity. Given the removal of the restaurant element which is considered to generate the majority of parking demand, the forecast parking provision is considered to be of an acceptable level.

Overall the proposal is considered acceptable from a highways perspective please include the following condition to the decision notice.

**Areas to be surfaced and drained**

The building shall not be brought into use until the proposed car park 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