

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

2024/93026 land at, Manor Street, Newsome, Huddersfield, HD4 6NW

Discharge of details reserved by conditions 3 (materials), 5-9 (site contamination), 11 (external lighting), 12 (cycle parking), 13 (bin store), 14 (ecological design strategy), 15 (landscaping) and 16 (drainage) of previous permission 2022/90655 for erection of 10 student residential units with associated landscaping

Date Responded: 29/11/2024

Responding Officer: CNB

Responding Ref: K6-9NE/26

This application is for the discharge of conditions 3 (materials), 5 – 9 (site contamination), 11 (external lighting), 12 (cycle parking), 13 (bin storage), 14 (ecology), 15 (landscaping), and 16 (drainage) on previous permission 22/90655 for the erection of 10 student residential units.

This application deals with conditions 12 (cycle parking) and 13 (bin store) only.

Condition 12

Notwithstanding the approved details, before building works on the superstructure are commenced, full details of cycle/motorcycle parking including the height and materials of the cycle store and its timescale for implementation shall be submitted to and approved in writing by the Local Planning Authority. The cycle store and any motorcycle parking shall be built in accordance with the approved details, including the approved timetable for implementation and retained thereafter.

Reason: In the interests of encouraging sustainable transport options, due to no vehicular parking being provided by the development and to accord with Policy LP20 and LP21 of the Kirklees Local Plan and the aims of Chapter 9 of the National Planning Policy Framework.

The information provided within this DoC application includes drawing No 4165-21 Site Plan, Proposed. This shows the location of a “secure cycle store” and includes a photo of some low cycle wheel loops. This is insufficient to provide safe and secure storage of cycles at the site. We would wish to see details of a covered and lockable structure that contains as a minimum some Sheffield style stands that allow the body of the cycle to be securely anchored/locked (rather than the wheel hoops as shown), but ideally some form of cycle locker or wall mounted stand. If the cycle storage doesn’t appear safe and secure it will deter cyclists from storing their cycles there for fear of theft, damage or wear due to the weather. This would not support the council’s requirements to support sustainable and active travel.

At this time, we cannot support the discharge of condition 12 until details of a suitably safe and secure covered store with anchoring points is provided.

Condition 13

Notwithstanding the approved details, before building works on the superstructure are commenced, full details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height and materials of the bin store and how it would be managed and maintained by a designated private management company. The bin store shall be built in accordance with the approved details and made operational before any of the units are first occupied and shall be retained, managed and maintained in accordance with the details so approved thereafter.

Reason: To ensure satisfactory arrangements are implemented in relation to waste, in the interests of visual and residential amenity and highway safety and to accord with Policies LP21 and LP24 of the Kirklees Local Plan, Kirklees Waste Management Design Guide for New Developments and the National Planning Policy Framework.

The information provided with this DoC application shows the bin storage/collection point as being adjacent to the rear of the adopted highway and for Highways this is acceptable for the discharge of condition 13 on highways grounds, however for details of the suitability and size of the store we would defer to the consultation response from our colleagues in the Kirklees Waste Strategy team.