Consultation Response from KC,
Highways Development Management

2024/93440 Huddersfield Retail Park, Beck Road, Huddersfield, HD1 5DG

Amalgamation of Units 57 and 58 with car park configuration, external alterations to shopfront and loading area to provide single retail unit

Date Responded: 07/02/2025
Responding Officer: Ryan Kinder
Responding Ref:K5-8SW/5

2024/93440 Huddersfield Retail Park, Beck Road, Huddersfield

RECOMMENDATION: No objections subject to conditions.

Development Overview:
The site takes access off Beck Road with the nearest Village being Birkby. The site is located off Beck Road which serves a number of existing retail/commercial developments. The application seeks planning permission for Amalgamation of Units 57 and 58 with car park configuration, external alterations to shopfront and loading area to provide single retail unit. The existing B and M store is to be replaced by an extension to the existing adjacent Aldi store facilitating its extension.

Reference to Plans/Documents:
- Proposed Block plan – ref 18624-THPR-XX-XX-DR-A-1012 dated 10/24.
- Transport note- ref 31243-Issue v1.0 dated 4 December 2024

Adoption Issues:
Beck Road is adopted, the internal car parking is under private ownership and will remain as the existing arrangement.

Vehicular Access:
It is proposed to access the site via the current arrangement with priority give way in and out of the park via Beck Road.

Traffic Impact/Junction Assessment:
The TRICS database has been used to estimate development related trips. Trip rates have been retrieved from the TRICS database for the 01/C 'Retail – Discount Food Stores' land use for a weekday AM and PM peak periods respectively, below is the total number of trips associated with the retail development as detailed in table 1 of the submitted TA.

Traffic Generations

	Arrivals	Departures	Two-Way
Weekday AM peak	58	37	94
Weekday PM peak	119	124	242

Following a review of the submitted data, it is evident that the forecast increase in vehicles of only 8 overall in the peak periods is considered to be negligent and therefore accepted from a highways perspective.

Internal Layout/Servicing/Bins:
The internal layout is to remain as existing in terms of vehicle parking and loading arrangements with

the exception of reallocating some parent and child/accessible bays to accommodate shopping trolley storage to the front of the store.

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

Conditions:

Areas to be surfaced and drained
The buildings shall not be occupied 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.