

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

2025/91959 Butchers Arms, Halifax Road, Staincliffe, Dewsbury, WF13 4AZ

Alterations to former public house and flat to form 8 flats

Date Responded: 03/09/2025

Responding Officer: D, Stainsby

Responding Ref: K14-7SE/32

This application seeks approval for alterations to form 8 apartments at Butchers Arms, Halifax Road, Staincliffe, Dewsbury, WF13 4AZ.

RECOMMENDATION:

As submitted the proposals are not acceptable to Highways.

CAR PARKING

As an initial point of reference for residential developments (unless otherwise evidenced), it is considered that new:1-2-bedroom apartments should provide one car parking space per apartment. However, no off-street parking is available for the residents

Although the site appears to be in a sustainable location with good access to local transport no mitigation has been provided by the Applicant, and I am concerned that residents will park on the nearby residential streets, such as William Street, where existing parking is already at a premium to the detriment of road safety.

CYCLE PARKING

One secure cycle space per unit is recommended. However, no cycle storage has been provided.

WASTE STORAGE AND COLLECTION

No bin storage areas are shown. A bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details of waste storage and collection should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

SUMMARY

As a result, without mitigating reasons for not providing off street car parking spaces or cycle storage I could not support the application on highway safety grounds.