Kirklees COUNCIL

Consultation Response from KC, Highways Development Management
2025/92459 10A, Regent Street, Heckmondwike, WF16 0HD
Change of use of taxi booking office and car park to hand car wash
Date Responded: 08/01/2026 Responding Officer: D. Stainsby Responding Ref: K9-10SW/11

This application is for the change of use of a taxi booking office to a hand car wash at 10A Regent Street, Heckmondwike.

RECOMMENDATION
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As submitted HDM cannot support the proposal. Further information is required on the internal layout of the site.

With reference to the submitted plan, the site does not appear to be of sufficient size to accommodate parking and/or queuing within the site.

The plan does not show the location of the wash bays, circulating traffic and waiting areas. As a result, it does not adequately demonstrate that the site can accommodate the proposed use, and I am concerned that this could lead to cars queueing onto Regent Street.

Regent Street is a busy one-way street connecting Heckmondwike Town Centre to the Union Road business and residential area and is used as a route to A62 Leeds Road. It's also the main access to Morrisons Supermarket.

Vehicles queuing on Regent Street to enter the site could obstruct the flow of traffic and cause queuing back to the busy signalised junction at A638 Westgate/Greenside/Regent Street which is only 50m away from the site.

A revised plan showing the location of the wash bays, circulating traffic and waiting areas needs to be provided to demonstrate that there is adequate space within the site to accommodate this proposal.

The proposal uses the existing accesses to the site, and it may be better to reduce this to one access to enable more capacity within the site.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.
www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

If any highway works are required for the vehicle access, this will need to be constructed under the section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.
The applicant is advised to contact the Kirklees Street scene team as soon as possible to determine the exact extent of the works required.