

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

**2025/93462 Acre Mills, School Street West, Oakes, Huddersfield, HD3 3EB**

**Demolition of vacant existing building 17 and erection of 2 storey industrial manufacturing unit with external landscaping, car parking, external storage, external plant and new perimeter fencing**

**Date Responded: 26/03/2026**

**Responding Officer: D. Stainsby**

**Responding Ref: K5-2NW/3**

This application is for the demolition of a vacant existing building 17 and erection of 2 storey industrial manufacturing unit with external landscaping, car parking, external storage, external plant and new perimeter fencing

#### SITE ACCESS

A new access on School Street West is proposed approximately 100m north of the existing southern access (north of Building 18) and will form of a simple priority T-junction.

The access will include a 7.4m carriageway width with an 8m junction radius on the northern side, and 6m radius to the south to ensure adequate access can be achieved by larger vehicles.

Drawing No's HRI-BWB-XX-XX-DR-TR-0001-P2, HRI-BWB-XX-XX-DR-TR-0002-P2 and HRI-BWB-XX-XX-DR-TR-0003-P2 submitted as part of the Transport Assessment shows all vehicle types expected to use the Site can access and egress in a forward gear.

the new access will include vehicle gates and barriers set back 12m and 25m respectively from School Street West, thereby allowing adequate room for vehicles to pull in from the public highway prior to this. Furthermore, the access will include dropped curves and tactile paving where the existing footway crosses the proposed bell mouth to ensure an adequate pedestrian crossing facility is provided.

The changes to the adopted highway fronting the site, to provide the new access, will need to be constructed under a 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 existing southern entrance is substandard. However, this access will only remain as existing for service vehicles and there will be no intensification of its use.

Pedestrians and cyclists will be able to access the Site adjacent to the relocated vehicular access, via a dedicated pedestrian gate which will link directly to the footway on the western side of School Street West. Pedestrian movements will be retained to the wider Acre Mills site to the east (including staff car park) via an existing coded gate.

The proposed new site access is acceptable subject to approval from the Councils Design Engineer

#### INTERNAL LAYOUT

The proposal includes demolishing the existing building "17" and replacing it with a new unit.

11 additional car parking spaces are proposed which, together with the existing parking on the wider site is ample to accommodate the proposed development

The approved internal access road and 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](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)