

**Consultation Response from KC,
Highways Development Management**
2026/91472 101, New Street, Huddersfield, HD1 2TW
Alterations to first floor store to form two apartments
Date Responded: 03/09/2026
Responding Officer: CNB
Responding Ref: K5-7SW/32

This application is for alterations to a first-floor store area above a retail development to form 2 residential dwellings. The site is on New Street, a part of the Huddersfield town centre pedestrianised zone and access is to be on to Corporation Street.

The site is located within the sustainable town centre with stops on a high frequency bus route approximately 100m from the entrance to the building, the bus station approximately 350m away, the railway station approximately 680m away and numerous retails and other services within a short walk.

The site benefits from a previous permission for 4 student dwellings (25/90557).

No trip generation details were provided with the application, but we consider that, due to the sustainable location of the site and the type of development, any trips generated would not have a severe impact on the operation or efficiency of the local highway network.

No parking is associated with the development, however due to the sustainable town centre location and numerous public car parks being in a short walking distance we do not see this as a concern.

No details were provided relating to cycle storage at the site. Without any car parking we would like to see cycle storage provided to local standards of 1 space per bedroom and so we would wish to see accessible, safe and secure storage for 3 cycles provided within the development. The previous permission (25/90557) showed a cycle storage area adjacent to the bin store, and we would like to see this replicated with the current application and this should be conditioned.

A waste bin storage room is indicated on drawing No UD-640 Proposed Floor Plan, but no collection presentation point is included. We would need to know how collection would be made and who would have the responsibility for returning the bins back to the bin store after collection so that they didn't cause an obstruction to the footway or highway for road safety reasons. This may require a waste management plan (WMP) which should contain details of the aforementioned responsibilities, including contact details, and provide information for where the bins will be left for collection, this would need to be in such a place that they didn't obstruct the access to the site, or the adopted footway or highway.

Consultation with colleagues in the Kirklees Waste Strategy Team have indicated that collection presentation may be acceptable from the corner of the building at Princess St/Corporation St, however the applicant will need to ensure that the bins are returned to the bin store soon after emptying and not be left all day and this will need including within the conditioned waste management plan.

Due to the location of the site being within the town centre and adjacent to a pedestrianised zone and with parking in the area controlled by TRO, we would like to see a construction access management plan that gives details of loading and unloading of plant, contractor's equipment and materials and parking for the workforce. This should take into account the pedestrianised zone and any delivery times

and the parking restrictions on the surrounding streets so as not to cause any obstruction of the footway or highway for road safety reasons. This should be conditioned.

With this we consider the application to be acceptable on highways grounds with the following conditions.

Conditions

Before development commences, details of suitable and secure cycle storage facilities, for a minimum of 3 cycles, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Local Plan Policy LP22 part g.

Before development commences, details of suitable storage, bin presentation points, responsibilities for moving bins between the storage point and collection point before and after collection (including timeframes for the return of the empty bins) and access for collection of wastes from the **dwelling/premises** hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

Before development commences, details of the provision to be made for the parking, loading and unloading of contractors' plant and equipment, the delivery, loading and unloading and storage of building materials and the parking of the workforce during construction works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety