

Transport Development Services Consultation Response

PROPOSAL: Determination for change of use of office space to two flats with associated parking

LOCATION: 4 Moorfield Chambers, Moorfield Crescent, Yeadon, Leeds, LS19 7EA

APPLICANT: Mr J Copsey

PLANNING OFFICER: Mr Ian Cyhanko

PLANNING REF: 23/06618/DPD

TDS REF: 23-06618-1

DATE: 8/11/2023

COMMENTS:

REFERENCE TO PLANS: Uploaded 1st November 2023

<p>RECOMMENDATION: The proposal is acceptable to highways subject to conditions.</p>

POLICY: GP5; EN8, T2 (Core Strategy); Transport SPD

RED LINE BOUNDARY / HIGHWAY BOUNDARY / RETAINING WALLS / ADOPTION ISSUES:

The redline boundary abuts the public highway.

ACCESSIBILITY: The site is within walking distance to Yeadon town centre and to bus stops on High Street with frequent services.

VEHICULAR ACCESS: As existing.

INTERNAL LAYOUT / SERVICING / BINS:

Refuse storage is shown, which is acceptable.

PARKING:

3No 2.5m wide parking spaces are shown, which is acceptable.

One 32 amp smart EVCP is required for each flat.

Cycle parking should be secured, covered and lockable. One space per flat is required. The details will need to be secured by condition.

TRANSPORT ASSESSMENT AND TRAVEL PLAN: N/A

OFF SITE HIGHWAY WORKS: N/A

ROAD SAFETY:

The proposal does not raise any specific road safety issues.

CHECKED BY:

A Huneidi

PLANNING CONDITIONS / S106:

CHEV1Z Electric Vehicle Charging Points

Development shall not be occupied until Electric Vehicle Charging Points have been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interest of promoting low carbon transport.

CWC2Z Waste Collection Provision

The approved details for the provision of bin stores (including siting, materials and means of enclosure) and (where applicable) storage of wastes and access for their collection shall be implemented in full before the use commences and shall be retained thereafter as such for the lifetime of the development.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

DWCP Informative: In relation to condition (...) of this permission, it is necessary to obtain separate approval from the Waste Management department in relation to refuse storage details. The applicant is advised to make early contact with Bin.Deliveries@leeds.gov.uk prior to submission of condition discharge application.

CHCM3Z Absence of Cycle Facilities

Works above the ground floor slab level shall not commence until full details of cycle parking and facilities have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking and facilities shall be provided prior to first occupation of the development and retained thereafter for the lifetime of the development.

In the interests of highway safety and promoting sustainable travel opportunities.

CONCLUSION: See recommendation box above

Gordon Maclay
Transport Development Services

CHECKED BY:

A Huneidi