

**WMDC HIGHWAY DEVELOPMENT MANAGEMENT (HDM) RESPONSE ON
PROPOSED DEVELOPMENT**

TO: Chris Kenyon

DATE: 14 May 2024

APP. REF: 23/00020/S7301

HDM OFFICER: Sheila Henley

APPLICANT:

LOCATION: Land At Whistler Drive, Castleford

DESCRIPTION: Variation of conditions 2 (approved plans), 7 (Drainage Strategy), 9 (Operating Hours), 11 (Electric Vehicle Charging), and 28 (Bat and Bord Box Provision) to facilitate amendments to the design and layout of the approved erection of 4no. B2/B8 Blocks together with external works and landscaping, and creation of a substation and meter rooms approved on 20.10.2023 and as amended through non-material change applications 23/00020/NMC01 (Amended of condition 23 wording) approved on 10.11.2023 and 23/00020/NMC/02 (to remove reference of 30 no. hybrid units from the development description) approved on 22.04.2024.

Reference to documents and plans uploaded on 9 May 2024.

No objection is raised subject to a swept path analysis:

- i. Access is to be retained.
- ii. The industrial estate road is to be amended at north west with omission of a turning point. Car parking areas, pedestrian routes, and vehicle circulation / forecourt areas for each unit are to be adjusted to suit the revised units along the eastern and southern boundaries in the approved materials. An updated tracking plan is not submitted as indicated and is necessary to confirm the circulation for a large waste collection vehicle.
- iii. 79 car parking spaces are proposed. This would be a suitable amount. This amount would be within the maximum criteria set out in the Wakefield Street Design Guide SPD car parking standards falling between a poor and medium public transport provision of 1 to 40sqm (86 spaces) and 1 to 50sqm (69 spaces) for a proposed total floorspace of 3,435sq.m.
- iv. There are to be eight accessible spaces equivalent to 10% of total provision exceeding the required 5%.
- v. Each unit is to have an electric vehicle charging bay which would double as a service vehicle space. Plus, there would be 'e'-enabled bays.
- vi. Other than unit 1, each would have enhanced service vehicle parking internally due to the increase in length and height from the ground floor.
- vii. 30 cycle parking spaces are to be provided within three stores exceeding the minimum requirement of 23 spaces based on one space per 150sqm for B2 uses in the WSDG SPD.
- viii. Cycle storage units are adequate.
- ix. There is space for bin storage.