

**KIRKLEES METROPOLITAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT CONTROL KP20H**

PLANNING REF 2014/61/91677/E0/BT
CATEGORY Small Major

PROPOSAL RESERVED MATTERS APPLICATION
FOR ERECTION OF 34 DWELLINGS

HDC Ref. No. K9-10SW/9

Highway Officer Catherine Kimuli
O. S. Ref. 212 234

Date Received 26/11/2015
Target Date 03/12/2015

LOCATION FORMER VALLEY WORKS
OFF UNION STREET
HECKMONDWIKE
WF16 0HH

Date Returned 26/11/2015
Decision

APPLICANT JENNESON ASSOCIATES LTD

Route No. C545

Road Name UNION STREET

Adopted Yes

Footpath SPE106-50

Footpath prow emailed 4/6/2014

Highway scheme No

Checked by / Sam Lewis 04/06/2014

Highways Development Management has received and reviewed the amended site plan drawing no. 412/01 Rev H.

To sum: off-street parking provision and layout are considered acceptable.

If Planning are minded to approve the application the following conditions should be attached to the Decision Notice.

1) Prior to development commencing a detailed scheme for the proposed internal adoptable estate road including improvements to public footpath SPE/106/50 (with reference to drawing no. 412/01 Rev H) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections with suitable gradients and vertical curves, traffic calming, drainage works, street lighting, lining, surface finishes, together with an independent Road Safety Audit covering all aspects of the work. Before any building is brought into use the scheme shall be completed in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and in accordance with Unitary Development Plan Policy T10.

2) Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of amenity and traffic safety. To ensure adequate space within the site for vehicle movements and parking and in accordance with Unitary Development Plan Policy T10.

3) Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing

facilities within the site. Thereafter all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of the safe and free use of the highway and to accord with Policy T10 of the Kirklees Unitary Development Plan.

Footnote:

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. 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. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence, which could lead to prosecution.

Footnote:

Public footpath SPE/106/50, which crosses the site, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority.

Footnote:

It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 01484 221000 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.

Footnote:

Link to Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens' published 13th May 2009 (ISBN 9781409804864): www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

On behalf of
S. Sampson - Group
Highways Development Control