

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

PLANNING REF 2012/62/92626/W0/JS
CATEGORY Minor

PROPOSAL ERECTION OF ONE DETACHED
DWELLING WITH INTEGRAL
GARAGE(MODIFIED PROPOSAL)

HDC Ref. No. K1-32/15

Highway Officer Nathan Taylor

O. S. Ref. 078 136

Date Received 13/05/2013

Target Date 20/05/2013

LOCATION CROSSWAYS
NIELDS ROAD
SLAITHWAITE
HUDDERSFIELD
HD7 5HT

Date Returned 13/05/2013

Decision

APPLICANT ACUMEN DESIGNERS &
ARCHITECTS LTD

Route No. Unclassified

Road Name SPRING STREET

Adopted No

Road Name NIELDS ROAD

Adopted Yes

Footpath COL 116-10

Footpath prow emailed 13/9/12

Highway scheme No

Checked by / Sam Lewis 13/09/2012

I have reviewed the additional information submitted and comment as follows:

The application proposes the erection of one detached dwelling at the end of Spring Street which is unlit, un-adopted and without the provision of a service turning head. It is approximately 200m in length which varies in width between 7.5m and 3.5m. The first 108m is a private street with the remainder forming a private road or drive.

It serves a combination of terraced and detached properties (approximately 17) and there is a gated field access near its western end. The carriageway is an unmade track for 90m and a combination of surfaced and unmade beyond and substandard in terms of drainage.

Concerns were previously raised by this service with regard to the deterioration of the existing carriageway surface of Spring Street and considered that any additional traffic movements along Spring Street would lead to conditions to the detriment of convenience and safety contrary to UDP policies D2 and T10 of the Kirklees Unitary Development Plan.

Since then a plan including a scheme of works has been received proposing road remedial treatment works along Spring Street. These works along with the proposed turning head are considered to give improvements to residents/users of Spring Street and therefore on balance makes this application acceptable from a Highways point of view.

If Planning are mindful to grant planning permission, please include the following conditions to the Decision Notice:

Surfacing of areas

With reference to plan 2191/02C the development shall not be brought into use until all areas indicated to be used for parking and turning on the approved plan(s) have been laid out with a hardened and drained surface 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 any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or

re-enacting that Order) this shall be so retained, free of obstructions and available for the use(s)

specified on the submitted/listed plan(s) for the lifetime of the development.

Reason: In the interests of amenity and sustainable drainage.

Completion of specified roads

With reference to the approved drawing no. 2191-003A; the development shall not commence until the approved works have been completed. The development shall not be brought into use until a scheme detailing a post development condition survey and remedial works for Spring Street has been submitted and approved by the local Planning Authority. The development shall not be brought into use until the approved remedial works to Spring Street have been completed.

Reason: In the interest of highway efficiency and safety.

Turning facilities to be provided

Before any dwelling is occupied turning facilities shall be provided in accordance with the details shown on drawing no. 2191-003A. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Scheme for construction parking

Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be then be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety and in accordance with Unitary Development Plan Policy T10.

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, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) 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.

On behalf of
S. Sampson - Group Engineer
Highways Development Control

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