This is an outline application for the erection of 6 dwellings with associated access from Laund Road Salendine. The site is a grassed area to the rear of properties on Laund Road and Peat Ponds and bounded on the east by playing fields. The current access into the site is via Peat Ponds which is an unadopted highway.

The development is for 6 dwellings served by an access road which will connect onto Laund Road between numbers 176 & 168. An indicative plan has been submitted to show the general layout of the access road into the development. As this road will serve 6 dwellings it must be constructed to adoptable standard and have proven turning facilities which should be addressed at reserved matters application stage. In general terms the proposed layout of the road is acceptable at this stage.

In terms of traffic generation this is a previously undeveloped piece of land therefore any vehicle movements generated will be additional movements onto the highway network. From the size and type of development proposed we would estimate an additional 5 vehicle movements onto the network in the morning peak hours. It is our opinion that this additional traffic would not have a detrimental impact on highway capacity or safety.

The access onto Laund Road is via a standard priority junction and the submitted plans indicate that a 2.4 metres x 45 metre visibility splay is achievable. Taking into account the residential nature of Laund Road and the expected vehicle movements from the development we would accept this visibility splay.

The existing footway will require remedial works to accommodate the proposed vehicle access and the applicant will need the permission of the highway authority to undertake those works.

As the proposed dwellings would have 4+ bedrooms we would expect the provision of 3 parking spaces per dwelling which the applicant has indicated within the submission.

In conclusion the Highways Development Management Team raises no objection to this application subject to the suggested conditions being applied.

Suggested Conditions
The development shall not be brought into use, until the approved vehicle parking areas on the approved plans shall be surfaced and drained 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.
Reason: In the interest of highway safety, sustainable drainage, and to ensure adequate space within the site for vehicle movements and parking and in accordance with Unitary Development Plan Policy T10 and Section 9 of the National Planning Policy Framework

The buildings shall not be occupied until sightlines of 2.4 metres x 45 metres from the new access onto Laund Road has been cleared of all obstructions to visibility

exceeding 1 m in height above the level of the adjacent carriageway and these shall be retained free of any such obstruction.
Reason: To ensure adequate visibility in the interests of highway safety

No development, except demolition of buildings approved by this permission, shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.
Reason: To ensure that suitable access is available for the development, in the interest of highway safety; and in accordance with Unitary Development Plan Policy T10 and Section 9 of the National Planning Policy Framework

No development shall take place until the details of the junction and associated highway works, between the proposed access road and Laund Road, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works to provide the junction have been completed in accordance with the approved plans.
Reason: To ensure that suitable access is available for the development; in the interest of highway safety; and in accordance with Unitary Development Plan Policy T10 and Section 9 of the National Planning Policy Framework

Development shall not commence until a scheme detailing measures to prevent mud and debris being brought from the site onto the public highway during construction works has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented throughout the construction period.
Reason: To prevent mud hazards on the public highway in the interests of highway safety and in accordance with Unitary Development Plan T10.

FOOTNOTE (Highways)
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, Civic Centre 3, Market Street, Huddersfield (Kirklees Highway Design: 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.