

This is an application for the erection of extensions and alterations to Dewsbury Moor ARLFC Heckmondwike Road Dewsbury Moor Dewsbury. The existing premises are accessed directly off Heckmondwike Road with an access to the parking area from Cornfield. There is additional parking available accessed off Cornfield around the existing sport pitches.

The proposed extension would remove vehicular access from Heckmondwike Road into the car park with all access into the development via Spen View and Cornfield. The closure of the access will have some road safety benefits as the Spen View Heckmondwike junction has a better layout in terms of approach gradient and visibility splays.

As the extension will be directly abutting the highway we would ask that further information is submitted regarding the construction of the extension and its capability to retain the highways itself, both during and post construction.

In terms of parking provision the formalisation of the car park (which was a previous condition for development on this site) would increase its current capacity. The car park would provide 46 spaces around the club house and a further 85 spaces under the applicants control around the existing pitches. Therefore we would say that parking provision for the development is in line with Council standards.

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

### **Suggested Conditions**

The use of the development hereby permitted shall not commence until the car park shown on the permitted plans has been provided, surfaced, sealed, marked out 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded in accordance with the permitted plans and the car park shall thereafter be retained for that purpose for the occupiers of and visitors to the development.

**REASON:** To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

No development shall take place until details of the design, including structural calculations and material to be used which affect the structural stability of Heckmondwike Road have been approved in writing by the Highways Structures.

**Reason: To ensure that any new retaining structures do not compromise the stability of the highway**

### **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.

**FOOTNOTE (Structures)**

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484-22100 who can advise further on this matter.