

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

PLANNING REF 2016/60/92664/E0/ET
CATEGORY Major

PROPOSAL OUTLINE APPLICATION FOR
ERECTION OF 19 DWELLINGS

LOCATION OAK MILL,
CLIFF HOLLINS LANE,
EAST BIERLEY,
BD12 7ER

APPLICANT ID PLANNING

HDC Ref. No. K7-12NE/6
Highway Officer Mark Berry
O. S. Ref. 177 278
Date Received 15/08/2016
Target Date 05/09/2016
Date Returned 14/09/2016
Decision
Route No. C547
Road Name CLIFF HOLLINS LANE
Adopted Yes
Footpath SPE/21/20
Footpath SPE/22/10
Footpath SPE/18/10
Footpath EMAILED 16/08
Highway scheme No
N/A

Checked by / date Sarah Holdroy 16/08/2016

This application seeks outline approval for the erection of 19 dwellings at Oak Mill, Cliff Hollins Lane, East Bierley, BD12 7ER.

Visibility from the existing access onto Cliff Hollins Lane is poor and restricted by the close proximity of the adjacent building.

Cliff Hollins Lane is relatively narrow to the frontage of the development site. It is subject to a 30-mph speed limit and has lighting along its length.

There are 25 existing vehicle parking spaces on the existing site and a total of 37 proposed on the indicative plan.

A water course crosses the site and runs beneath the proposed adoptable highway.

Highway concerns regarding this application are as follow:

Footways 2.0 metres in width will need to be provided to the full frontage of the development onto Cliff Hollins Lane and the carriageway widened where necessary to provide a minimum width of 5.5m.

Visibility splays of 2.4 x 43m will need to be shown on the proposed plans from the proposed access onto Cliff Hollins Lane.

In general the layout should be a shared surface designed to achieve a maximum speed of 15-mph, parking should be provided in accordance with Appendix 2 of the UDP, including visitors (1 space per 4 dwellings) and cycle parking. Turning heads should be designed to accommodate an 11.6m long waste collection vehicle which should be demonstrated using swept path analysis. The access road should be 5.5m in width and 600mm hard margins are needed to all sections of any shared surface carriageways.

A water course crosses the site and runs beneath the proposed adoptable highway. An assessing the adequacy of any structure beneath the proposed adoptable road will need to be submitted to, and

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

PLANNING REF 2016/60/92664/E0/ET
CATEGORY Major

approved in writing by, the Council's Highways Structures Section.

The existing gated access onto Cliff Hollins Lane to the eastern side of the site should ideally be closed to reduce the number of points of access along this section of road.

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

HDC REF
