

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2016/62/92761/W0/FT
CATEGORY Minor

PROPOSAL ERECTION OF 5 DETACHED DWELLINGS

LOCATION LAND AT,
GREENHILL BANK ROAD,
NEW MILL,
HOLMFIRTH,
HD9 1ER

APPLICANT NEIL BOWEN ARCHITECTS LTD

HDC Ref. No. K12-14/7
Highway Officer Mark Berry
O. S. Ref. 161 087
Date Received 10/10/2017
Target Date 17/10/2017
Date Returned 01/11/2017
Decision
Route No. Unclassified
Road Name GREENHILL BANK ROA
Adopted Yes
Road Name ACCESS TO 21 GREEN
Adopted No
Footpath No
Highway scheme No
N/A

Potential Committee:

Checked by / date Sarah Holdroy 25/08/2016

The proposed number of dwellings has now been reduced from 5 to 2 detached dwellings at land at, Greenhill Bank Road, New Mill, Holmfirth.

The footway fronting the site will be widened to a minimum of 2.0 metres along the full frontage. 2.4 x 43 metre sight lines are shown from each of the proposed driveways onto Greenhill Bank Road.

Each of the three bedroom dwellings has two off-street spaces with access directly on to Greenhill Bank Road.

Given that these proposals include sufficient off-street parking, acceptable sight lines onto Greenhill Bank Road and the footway to the site frontage is to be widened to 2.0m these proposals are considered acceptable from a highways point of view and we have no wish to resist

If planning is minded to approve this application the following conditions should be attached to the Decision Notice

Footway to be provided

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a 2.0m wide footway to the Greenhill Bank Road frontage of the development site, provision of 2.4 x 43m sight lines, construction specification, surfacing, drainage, street lighting and kerbing including the relocation of existing telegraph poles and associated highway works together with an independent safety audits covering all aspects of the works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

Structures

Embankment

The site slopes steeply along its eastern boundary towards an existing residential development. Before the development commences a scheme assessing the adequacy of the steep embankment which will be supporting the new buildings within the site shall be submitted to, and approved in writing by, the Council's Highways Structures Section. The details shall include an assessment statement, all necessary ground investigations on which assessment assumptions are based on, method statements for the removal of any bulk excavation together with a full slope stability analysis and structural calculations to verify the structural adequacy of the embankment both in the short-term (i.e. during and immediately after construction) and in the long –term, subject to the results and the outcome of the ground investigation undertaken at this site. The analysis should also identify any remedial measures required to deal with instability issues and these will need to be submitted to and agreed in writing by the Council's Highways Structures Section prior to their implementation. Any embankment strengthening scheme shall be designed and constructed in accordance with the approved details and shall be so maintained throughout the life of the development unless otherwise agreed in writing by the Highways Structures Section

Reason: To ensure the development does not compromise the stability of the highway (Greenhill Bank Road)

Retaining walls

Prior to the commencement of development details of the siting, design, structural calculations and material to be used in the construction of retaining walls/ structures near or abutting the highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme thereafter and retained as such.

Reason: To ensure that any new retaining structures required as part of the development do not compromise the stability of the highway (Greenhill Bank Road)

Areas to be surfaced and drained

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

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; - Adoption under Section 38 of the Highways Act:

It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 0800 7318765 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss footway adoption arrangements

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under Section 38 of the Highways Act 1980.
