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

PLANNING REF 2016/44/92974/E0/BT
CATEGORY Not Req

PROPOSAL DISCHARGE OF CONDITIONS ON PREVIOUS PERMISSION NO.2013/90497 FOR ERECTION OF NEW INDUSTRIAL UNITS

LOCATION MAGMA CERAMICS, LOW ROAD, EARLSHEATON, DEWSBURY, WF12 8BU

APPLICANT JIM WESTHEAD

HDC Ref. No.	K15-6SW/3
Highway Officer	Mark Berry
O. S. Ref.	252 211
Date Received	09/09/2016
Target Date	30/09/2016
Date Returned	05/10/2016
Decision	
Route No.	Unclassified
Road Name	MIDDLE RD
Adopted	Yes
Road Name	PRESTON STREET
Adopted	Yes
Road Name	LOW RD
Adopted	Part adopted
Footpath	DEW/152/10
Footpath	Prow emailed 13/9/16
Highway scheme	No
N/A	
Checked by / date	Anita Thomas 13/09/2016

This application seeks approval to the discharge of conditions 19, 22 and 23 on previous permission 2013/90497 for erection of new industrial units at Magma Ceramics, Low Road, Earlsheaton, Dewsbury, WF12 8BU.

19. Prior to the commencement of development, details of the phases of the development shall be submitted to and approved in writing by the local Planning Authority. Such details shall include the area for parking turning and loading/unloading in relation to each part of the development. The development shall be carried out in accordance with the approved details of the phasing, unless any variation or amendments has been first agreed in writing by local planning authority.
Reason: In the interest of the safe and free use of the highway and to accord with Policies T10 and T19 of the Unitary Development Plan.

The applicants have provided Plan number A101, A102 and A103 showing the proposed parking, turning and layout proposed.

These proposals are considered acceptable from a highways point of view and we have no objection to the discharge of this condition.

22. Prior to any works commencing adjacent to Middle Road, details of the proposed works necessary to demolish an existing building and the erection of a new industrial unit shall be submitted to and approved in writing by the local Planning Authority. The details shall include a design statement, all necessary ground investigations on which design assumptions are made, method statements for both temporary and permanent works including the removal of any bulk excavations together with relevant sectional and structural details and all associated safety measures for the protection of the adjacent public highway. The approved work shall be implemented throughout the lifetime of the development, unless otherwise agreed in writing by Local Planning Authority.
Reason: In the interest of the free and safe use of the public highway in accordance with Policy T10 of the Unitary Development.

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The submitted information includes the following comments re condition 22

The only works adjacent to Middle Road is the demolition of the existing mill building which was approved for demolition in 2012. The approved development all takes place away from Middle Road.

This is a condition requested by highways structures and refers to details of the proposed works necessary to demolish an existing building and the erection of a new industrial unit.

The concern is the protection of the adjacent public highway.

No information is provided and this condition cannot therefore be discharged.

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

HDC REF