

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

PLANNING REF 2016/62/93160/E0/ET
CATEGORY Minor

PROPOSAL ERECTION OF TWO SEMI
DETACHED DWELLINGS

LOCATION LAND ADJ 82 HEALEY LANE
HEALEY
BATLEY
WF17 7ST

APPLICANT AHJ ARCHITECTS

HDC Ref. No. K14-11NW/13
Highway Officer Mark Berry
O. S. Ref. 234 239
Date Received 04/10/2016
Target Date 25/10/2016
Date Returned 06/10/2016
Decision
Route No. B6123
Road Name HEALEY LANE
Adopted Yes
Road Name ACCESS REAR OF SIT
Adopted No
Footpath No
Highway scheme No

Checked by / date Sam Lewis 04/10/2016

This application seeks approval of the erection of two semi-detached dwellings at land adjacent to 82 Healey Lane, Healey, Batley, WF17 7ST.

Healey Lane (B6123) is an adopted highway and is subject to a 30-mph speed limit with lighting along its length, Healey Road connects Mayman Lane to the Batley Road.

Sightlines onto Healey Lane are good in both directions.

The proposed access is directly onto Healey Lane with no integral turning proposed.

Highway concerns regarding this application are as follow:

Healey lane is a classified road and internal turning should be provided to comply with recommended standards.

The proposed access to the site is obstructed by a bus stop and bin which would need relocating. Metro would need consulting regarding the relocation of the bus stop.

There is also a tree blocking the proposed access, this would need removing and both the relocation of the bus stop and removal of the tree needs to be indicated in the proposed site/ block layout.

The proposed development is for 2 semi-detached dwellings both with 4 bedrooms and 2 proposed parking spaces for each dwelling, parking standards (UDP) state that a 4 or more bedroom property requires a minimum of 3 parking spaces.

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

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