

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

PLANNING REF 2017/62/90620/W0/MW
CATEGORY Small Major

PROPOSAL DEMOLITION OF EXISTING BUILDINGS, CHANGE OF USE OF EXISTING BUILDING TO MIXED USES COMPRISING B1A, B1C, A3, C3 AND OUTLINE PERMISSION FOR ERECTION OF 75 DWELLINGS

LOCATION DOBROYD MILLS
HEPWORTH ROAD
NEW MILL
HOLMFIRTH
HD9 1AF

APPLICANT ROBERT HALSTEAD CHARTERED SURVEYOR

HDC Ref. No. K12-13/4
Highway Officer Mark Berry
O. S. Ref. 163 071
Date Received 06/03/2018
Target Date 13/03/2018
Date Returned 06/03/2018
Decision
Route No. Unclassified
Road Name HEPWORTH ROAD
Adopted Yes
Footpath HOL 141-20
Footpath prow emailed 6/3/17
Highway scheme No

Potential Committee: Yes

Checked by / date Sam Lewis 06/03/2017

The applicants have provided technical note number 5 which provides details of bin collection and storage points and motor cycle parking and cycle storage and details of how the revised traffic generation figures are calculated. Swept paths are also provided which demonstrate that a 7.5 tonne vehicle can turn within the service areas to the frontage of the proposed employment units.

Traffic generation figures are revised to reflect the amended proposals. The revised figures show that the anticipated traffic generation is reduced when compared to the previous proposal which included 75 houses, 17 apartments and 650 sq. m of B1a office use.

The amended proposal omits the 17 apartments and 650 sq. m of B1a office use and provides a mix of B1 (a) office use and B1 © light industrial use.

The revised traffic generation figures are 80 and 77 two way vehicle movements in the AM and PM peak hours

The previous proposal was anticipated to generate 89 and 88 two way vehicle movements in the AM and PM peak hours.

The applicants have agreed that the level of contribution towards highway improvement works at New Mill based on the traffic figures in Technical Note 3 will not be amended to reflect the reduced traffic generated by the latest proposals.

These proposals are considered acceptable from a highways point of view and highways have no wish to resist the granting of planning permission

West Yorkshire Combined Authority has requested the following S106 public transport contributions:

- a) £10,000 for a 'live' bus information display
- b) £45,676.95 for RMC's (Residential Metro Cards)

A contribution of £33880 is required to the New Mill junction improvement scheme.

If planning is minded to approve this application the following conditions should be attached to the Decision Notice. Areas to be surfaced and drained

The buildings shall not be occupied until the proposed car parks hereby approved shall be laid out surfaced, marked out into bays 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

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 Hepworth Road frontage of the development site, construction specification, surfacing, drainage and kerbing including the relocation of existing telegraph pole and street lighting column and associated highway 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.

Internal adoptable roads

No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development

Turning facilities to be provided

Before any building is occupied on the first phase of the development (employment site) temporary turning facilities shall be provided in accordance with the details shown on drawing no 11604601c attached to Via Solutions technical note 4. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use until such time that permanent turning facilities are provided within the second phase of the development (residential site).

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

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

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:

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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 road adoption arrangements under Section 38 of the Highways Act 1980.

Note: Public footpath Holmfirth 141 and 207 cross the development site and must not be interfered with or obstructed, prior to, during or after development works
