

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

PLANNING REF 2017/62/90989/W0/FT
CATEGORY Minor

PROPOSAL ERECTION OF 5 DWELLINGS

HDC Ref. No. K1-44/5

Highway Officer Alistair McMurray

O. S. Ref. 086 156

Date Received 29/03/2017

Target Date 19/04/2017

Date Returned 27/04/2017

Decision

Route No. Unclassified

Road Name SLADES ROAD

Adopted Yes

Footpath No

Highway scheme No

LOCATION HI PYLON WORKS
SLADES ROAD
BOLSTER MOOR
HUDDERSFIELD
HD7 4JS

APPLICANT NORTHERN DESIGN PARTNERSHIP

Checked by / date Sam Lewis 29/03/2017

This proposal consists of the erection of 5 dwellings with 20 associated parking spaces. An outline application including access was approved in 2015 with an indicative layout of 8 dwellings. An application for 14 dwellings was refused in 2016. The scheme was acceptable in highways terms.

The matters of access have already been determined at outline stage as detailed above and are supported in this regard.

The scheme now provides direct dwelling access to Slades Road for each of the 5 dwellings. This is acceptable in principle, however the submitted plans show that dwelling number 3 is not served by a dropped crossing. An updated plan illustrating the proposed dropped crossings is required.

The level of parking provision proposed is acceptable and in line with the adopted maximum standards as prescribed within the UDP.

The volume of traffic generation likely to be experienced by a development of this size is immaterial in traffic impact terms and would be unnoticed within the day to day fluctuations seen on Slades Road.

In line with the above, Highways Development Management raises no objections to this proposal subject to the following conditions which should be attached to any planning permission granted:

1) Development shall not commence until a scheme detailing the layout, construction and specification of the highway works at the individual dwelling accesses with Slades Road; (and all associated highway works) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until all the works under the approved scheme have been carried out and completed in accordance with the approved scheme.

Reason: In the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan.

2) The development shall not be brought into use until visibility splays of 2.4m x 43m have been completed. Thereafter, visibility splays in which there shall be no obstruction to visibility above the level of the adjacent footway shall be retained throughout the lifetime of the development.

Reason: In the interests of highway safety and in accordance with Unitary Development Plan Policy

T10.

NOTE: 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.

Metro were consulted on the previous refused application and suggested that future residents would benefit from improvements to bus stop 21944, in terms of repairs and maintenance to the existing roof of the bus stop. As such, they have suggested that a financial contribution could be sought from the developer for this element, though no figure cost has been quoted.

Metro have also recommended that the developer contributes financially towards sustainable travel incentives through a sustainable travel fund. The fund could be used to purchase Metrocards as part of a wider sustainable travel package amongst other items. They have suggested a contribution of circa £6.7k through either planning condition of Section 106 Agreement.
