

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

PLANNING REF 2017/62/91047/E0/ET
CATEGORY Minor

PROPOSAL PART DEMOLITION OF FIRE
STATION AND ERECTION OF 4 NO
WAREHOUSE UNITS AND 4 NO
APARTMENTS

LOCATION FORMER FIRE STATION
HUDDERSFIELD ROAD
SCOUT HILL
DEWSBURY
WF13 3RN

APPLICANT MARTIN WALSH ARCHITECTURAL

HDC Ref. No. K14-8NW/3
Highway Officer Mark Berry
O. S. Ref. 233 207
Date Received 03/10/2017
Target Date 10/10/2017
Date Returned 03/10/2017
Decision
Route No. A644
Road Name HUDDERSFIELD ROAD
Adopted Yes
Footpath No
Highway scheme Yes
TRO'S

Potential Committee:

Checked by / date Sam Lewis 23/05/2017

This application seeks approval to the part demolition of the fire station and erection of 4no. Warehouse units and 4 apartments at former fire station, Huddersfield Road, Scout Hill, Dewsbury

Further to the highways consultation response dated 16th June. The applicants have provided revised plan number GTDE - MWA - XX - XX - DR - A - 0009 rev H which shows

1, internal turning provided for a 16.5 metre articulated vehicle

2, the parking spaces to the proposed apartments have been widened to improve access

3, sightlines from the proposed access shown on the plans

4, redundant footway crossings reinstated as footway

and

5, a proposal for a scheme detailing measures to manage parking on Huddersfield Road along the development frontage.

These proposals are therefore considered acceptable and Highways have no wish to resist the granting of planning permission.

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

Access Sightlines to be provided

Before development commences, the sightlines of 2.4m x 70 metres shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety

Turning facilities to be provided

Prior to the development being brought into use, turning facilities shall be provided in accordance with the details shown on drawing no GTDE - MWA - XX - XX - DR - A -0009 rev H . 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.

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

Areas to be surfaced and drained

Prior to the development being brought into use, the proposed car park 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

Measures to manage parking

The development shall not commence until a scheme detailing measures to manage parking on Huddersfield Road between Stoney Bank Street and Thornville Mount and all associated works, together with appropriate Safety Audits has been submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing no part of the scheme shall be brought into use until the approve scheme has been implemented.

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

Closure of existing access

No part of the development shall be brought into use until the existing access from Huddersfield Road and Broad Lane has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users.

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.

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

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Reason In the interests of amenity and highway safety

Right turn lane

Prior to development commencing, a detailed scheme for the provision of a right turn lane from Huddersfield Road into the site with associated signing and white lining shall be submitted to and approved in writing by the LPA. The scheme shall include construction specifications, white lining, signing, surface finishes together with an independent Safety Audit covering all aspects of the work. Unless otherwise agreed in writing by the LPA, all of the agreed works shall be implemented before any part of the development is first brought into use.

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.
