

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

PLANNING REF 2017/62/92202/E0/LB
CATEGORY Not Req

PROPOSAL	DISCHARGE OF CONDITIONS 4-7, 11, 13, 17, 18 ON PREVIOUS PERMISSION 2016/92811 FOR ERECTION OF 46 DWELLINGS AND ASSOCIATED WORKS INCLUDING ACCESS, PUBLIC OPEN SPACE,	HDC Ref. No.	K17-26/25
LOCATION	FLOCKTON HALL FARM BARNSELY ROAD FLOCKTON HUDDERSFIELD WF4 4DW	Highway Officer	Mark Berry
APPLICANT	CHARLES CHURCH	O. S. Ref.	234 149
		Date Received	28/06/2017
		Target Date	19/07/2017
		Date Returned	22/08/2017
		Decision	
		Route No.	A637
		Road Name	BARNSELY ROAD
		Adopted	Yes
		Road Name	ACCESS TO 49 BARNSELY ROAD
		Adopted	No
		Footpath	FP KIR/106/10
		Highway scheme	Yes
		SHLAA 246	
		Checked by / date	Sarah Holdroy 29/06/2017

This application seeks approval to the discharge of conditions 4-7, 11, 13, 17, 18 on previous permission 2016/92811 for erection of 46 dwellings and associated works including access, public open space, landscaping, parking and ancillary works at Flockton Hall Farm, Barnsley Road, Flockton, Huddersfield

4. Before any dwelling is first occupied the wall to the site frontage shall be set back to the rear of the proposed 2.4 metre x 49.0 metre visibility splay onto Barnsley Road as shown on approved plan number FLO - 2014 - 01S and shall be cleared of all obstructions to visibility and tarmac surfaced to current standards in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

The 2.4 x 49.0 metre visibility splay to the left when exiting onto Barnsley Road is not shown on plan number 022 rev A - Section 38 Agreement plan

Can the applicants provide a plan which clearly shown the proposed visibility splay.

5, A scheme detailing the proposed internal adoptable estate roads shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of any dwelling commences. 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.

6. A detailed scheme for the provision of footway widening works along the Barnsley Road site frontage as shown on approved plan number FLO-2014-01S and the provision of a new farm access to Flockton Hall Farm with the provision of yellow box marking on Barnsley Road with associated signing and white lining shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of any dwelling commences. The scheme shall include construction specifications, white lining, signing, surface finishes together with an independent Safety Audits

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covering all aspects of the work. Unless otherwise approved in writing by the Local Planning Authority, all of the approved works shall be implemented before any part of the development is first brought into use.

The comments of the Section 38 team have not yet been received regarding conditions 5 and 6. I cannot therefore confirm that this condition can be discharged.

7. 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 Local Planning Authority. 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. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction. The applicants have provided plan number FLO-2017-13 and a construction method statement.

These proposals are considered acceptable and highways have no objection to the discharge of this condition.
