

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

**PLANNING REF** 2017/62/93396/E0/NH  
**CATEGORY** Small Major

**PROPOSAL** DEMOLITION OF EXISTING  
INDUSTRIAL BUILDINGS AND  
ERECTION OF 18 APARTMENTS  
WITH ASSOCIATED  
LANDSCAPINGWORKS TO FORM  
VEHICULAR PARKING

**LOCATION** VALE WORKS  
25 MORLEY LANE  
MILNSBRIDGE  
HUDDERSFIELD  
HD3 4NS

**APPLICANT** DAWSON WILLIAMSON  
ARCHITECTS

**HDC Ref. No.** K2-17NE/40  
**Highway Officer** Ryan Kinder  
**O. S. Ref.** 115 158  
**Date Received** 19/10/2017  
**Target Date** 09/11/2017  
**Date Returned** 09/11/2017  
**Decision**  
**Route No.** C557  
**Road Name** MORLEY LANE  
**Adopted** Yes  
**Footpath** No  
**Highway scheme** No  
CONSERVATION AREA

**Potential Committee:**

**Checked by / date** Sam Lewis 19/10/2017

2017/93396 Vale Works Morley Lane, Milnsbridge.

Highway Development Management's (HDM) comments for the above application as follows:

Planning application for a residential development of 18 apartments, of which 15 are one bedroom and 3 are two bedroom units with associated parking provision for 21 vehicles.

The proposed parking provision is for 18 vehicles and 2 no visitors spaces, although this falls short by 2 spaces for visitors, given the town centre location would be considered acceptable.

Sightlines have been demonstrated at the site access of 2.4m x 43m in both directions.

The internal layout appears acceptable, with parking and cycle storage appropriate for this type of development.

The provision for the storage and collection of waste from the premises has been indicated on the site layout plan (dwg ref R1050-110-Rev3). Vehicle tracking has been demonstrated for two sizes of refuse collection vehicle (7.9m and 11.35) there appears to be enough room within the site to accommodate a larger vehicle if required at a later date.

Overall the proposal appears acceptable from a HDM prospective, if planning are minded to approve the application the following highways conditions should be included.

Areas to be surfaced and drained

The buildings shall not be occupied until 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.

Cycle storage facilities to be provided

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No building shall be occupied until cycle storage facilities have been provided in accordance with details that have been approved in writing by the Local Planning Authority, the approved facilities shall thereafter be retained.

Reason: To comply with the Council's sustainability objectives.

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