

Consultation Response from KC, Highways Development Management
2017/93813 Former Valley Mills, Off, Union Street, Heckmondwike
Discharge of conditions 5,6, 7, 15-19 and 22 on previous application 2010/93169 for outline application for erection of 35 dwellings.
Date Responded: 12/03/20
Responding Officer: J Turner
Responding Ref: K9-10SW/9

This application seeks approval for the discharge of conditions 5, 6, 7, 15-19, and 22 on previous permission 2010/93169 at the former Valley Mills, Union Street, Heckmondwike.

The conditions relating to highways are listed below with officer comments:

17. With reference to plan 412/01C; No development shall take place until a scheme detailing layout and construction and all associated highway/ site works relating to the access off Union Street, including visibility splays of 2.4m x 32m [northeast], and 2.4m x 43m [southwest]; keep clear box; and measures to manage car parking on Union Street/ site access, together with the appropriate safety audits has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the development shall not be brought into use until the approved scheme has been implemented.

Reason: In the interests of the free and safe use of the highway, and to comply with Policy T10 of the Unitary Development Plan.

18. The development shall not commence until a scheme to upgrade the bus stop no 15644 Union Street to a shelter, which will provide seating, lighting and bus information and raised kerbs to METRO guideline height of 180mm, has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the development shall not be brought into use until the approved scheme has been implemented.

Reason: In the interests of sustainable transport, and to comply with the guidance contained in PPG13 - Transport (2001) – A Guide to Better Practice

19. No development shall take place until a scheme detailing layout and construction of all associated highway/ site works of the internal layout which include - standard kerb height [100mm] along public footpath SPE/106/50 to Plot 26. From Plot 26 to 31 the kerb height shall be 30mm - wheeley bin collection point adjacent to the highway for each residential unit Unit; -pedestrian access to Firth Park;- directional/informative sign relating to public footpath SPE/106/50. Together with the appropriate safety audits has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the development shall not be brought into use until the approved scheme has been implemented.

Reason: To retain and protect the line of the public footpath in the interests of Pedestrian safety.

HDM Comments: the applicant has not made a Section 38 application. An agreement in principle should be sought with the council's Section 38 department before any conditions pertaining to estate roads or other work on the highway can be discharged.