

Lindsay Haigh

From: Farhad Khatibi
Sent: 23 July 2018 16:05
To: DCAdmin
Subject: 2018/91661- Land at Walkley Terrace and Brunswick Street, Heckmondwike

Hi Glen

Please arrange for the inclusion of the following condition for the above site:

- 1) No development shall take place until the design and construction details of all temporary and permanent retaining structures supporting the Public Footpath (Ref HEC/22/30) within the site have been approved in writing by, the Council's Highways Structures Section. The details shall include a design statement, all necessary ground investigations on which design assumptions are based on, method statements for both temporary and permanent works and removal of any bulk excavations, a full slope stability analysis together with structural calculations and all associated safety measures for the protection of adjacent public highways, footpaths, culverts, adjoining land, and areas of public access. All highway retaining structures shall be designed and constructed in accordance with the approved details and shall be so maintained throughout the life of the development unless otherwise agreed in writing by the Highways Structures Section.
- 2) Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction for all the retaining walls and building walls supporting the adjacent existing highway including any proposed modifications to the existing highway safety barrier on Horton Street shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.
- 3) Before the development commences a scheme detailing the longitudinal and cross sectional details along the existing greenway between the existing bridges on Brunswick Street and Walkley Lane and the proposed access road shall be submitted to and approved in writing by, the Highway Authority in writing.
- 4) Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new surface water attenuation culverts/ tanks located within the proposed adoptable highway footprint shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Important Notes:

All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway where possible. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.

Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and/or must be accredited with a BBA (The British Board of Agrément Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

The adopting authority (i.e. Yorkshire Water) will also be required to produce and submit a legally binding undertaking to the Highway Authority explicitly stating that they have a full understanding of their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with the Well-managed Highway Infrastructure – A Code of Practice 2016 or any corresponding superseding document thereafter.

(Condition No 4 should only be included if the provision of a storm water storage facility is conditioned by the Flood Management team).

Finally, It would be highly desirable if the strengthening of the substandard highway bridge carrying Walkley Lane, could be co-ordinated and partially funded through the proposed development.

Regards

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