

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

PLANNING REF 2018/62/91866/E0/AM
CATEGORY Minor

PROPOSAL DEMOLITION OF EXISTING
DWELLING AND ERECTION OF 4
DWELLINGS

LOCATION 1 OUZLEWELL LANE
THORNHILL LEES
DEWSBURY
WF12 9EP

APPLICANT CODE L6 ARCHITECTURE LTD

HDC Ref. No. K16-14NE/17
Highway Officer Ryan Kinder
O. S. Ref. 235 196
Date Received 19/06/2018
Target Date 10/07/2018
Date Returned 22/06/2018
Decision
Route No. OFF C6117
Road Name OUZLEWELL LANE
Adopted Part adopted
Footpath No
Highway scheme No

Potential Committee

Local Plan Allocatio No

Checked by / date Sam Lewis 19/06/2018

2018/91866 Ouzelwell Lane, Thornnhill Lees.

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

Planning application for the erection of 4 no semi-detached dwellings, 3 of which to be 3 bed units and 1 to be a 4 bed unit.

Access to each property is take directly onto Ouzelwell Lane over the existing footway.

The proposed parking provision is in line with the councils parking policy and is considered acceptable. It is noted however that part of the proposed parking area is on land that is owned by the Council adjacent to the development, as such the parking provision would only be considered acceptable utilising this area.

The provision for storage and collection of waste from the premises has not been indicated on the submission.

The proposal is considered acceptable overall from a HDM prospective, if planning are minded to approve the application the following highway related conditions should be included.

Areas to be surfaced and drained

Unless otherwise agreed in writing, prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superceded; and thereafter retained throughout the lifetime of the development.

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

Method of storage/access for waste

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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.

Reason: In the interests of amenity and highway safety.

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, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) 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.
