

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

PLANNING REF 2018/62/93006/W0/SJ
CATEGORY Minor

PROPOSAL ERECTION OF A1 UNIT(RETAIL)

LOCATION ADJ 33 GREENHEAD LANE
DALTON
HUDDERSFIELD
HD5 8PP

APPLICANT FARRAR BAMFORTH ASSOCIATES

HDC Ref. No. K11-1SE/10
Highway Officer Chris Bembridge
O. S. Ref. 167 162
Date Received 20/09/2018
Target Date 11/10/2018
Date Returned 11/10/2018
Decision
Route No. Unclassified
Road Name GREENHEAD LANE
Adopted Yes
Footpath No
Highway scheme No

Potential Committee

Local Plan Allocation No

Checked by / date Sam Lewis 20/09/2018

This application is for the erection of an A1 unit (retail) on residual development land with car parking and a new access on to Greenhead Lane. Greenhead Lane is a 30mph two way single carriageway local distributor road with footways on both sides, a grass verge on the side of the development site and street lighting present. There are bus stops on a high frequency route within 340m.

No details as to the type of retail to be provided at the site and no trip generation information was provided with the application, however we consider that the development won't generate sufficient new trips as to cause a severe impact on the operation of the local highway network.

There is to be a new access created to serve the small car park associated with the development. This should be done under a s184 agreement with the council and further information can be obtained from the Design Engineer, Flint Street, Fartown, Huddersfield (Kirklees Street Scene: 01484 221000). This should be added as a footnote if you are minded for approval and suggested wording is supplied below.

There were no visibility splay details supplied with the application. These should be 2.4m x 43m for a 30mph road and should be wholly over the applicants land and the adopted highway. In this case it appears from maps that the required visibility splays can be achieved, however they should be clearly displayed on a drawing and will be required as part of the s184 agreement details. We would request that this provision is conditioned if you are minded for approval.

The proposed car park is located on a slight slope going up from the adopted highway edge. Levels and drainage information for the proposals should be submitted to the council for written approval. The gradient of the car park should be within levels given in guidance in Manual for Streets. The car park should be surfaced and drained to standards provided in the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 and this should be added as a footnote if you are minded for approval.

The Kirklees parking standards for this type and size of development is for 3 spaces and these are shown as being provided on drawing 17/D49/10.

The application fails to provide any information on waste collection for the site, including the location of a refuse/recycling bin collection point. This should be clearly identified on a drawing and should be sited in such a location that it is accessible to a cleansing operative but does not obstruct either the access, car park or manoeuvring spaces, adopted footway or highway for road safety reasons. We would request that this provision is conditioned if you are minded for approval. If this information can be satisfactorily provided prior to determination we would be happy to have the condition removed.

With this the HDM team consider this application acceptable in principle on highways grounds but would request that the following conditions and footnotes are added to any planning permission you may wish to grant.

Conditions

Prior to the development being brought into use, the sightlines of 2.4m x 43m shall be demonstrated on a plan and presented to the local planning authority for written approval and afterward these visibility splays be cleared of all obstructions to visibility exceeding 1.0 m in height and these shall be retained free of any such obstruction throughout the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for drainage, surfacing, layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before the development site is brought in to use it shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety and to manage parking.

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 changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification.

Interference with the highway without such permission is an offence which could lead to prosecution.

The parking area should be done to the guidance provided in the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.
