

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Highways
Application No.	2018/93964
Proposed Development:	OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT
Location:	THE GABLES, 5 A, HALIFAX ROAD, STAINCLIFFE, DEWSBURY, WF13 4AA
OS Map Reference	SE 423618422876
Applicant/Agent:	DEMENTIA VILLAGE 2019
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **08-Mar-2019**.

If you would like to contact the Case Officer: Adam Walker for any reason then please do so on: Tel. 01484 221000 Ext. 74149.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018/93964> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **08-Mar-2019** then the application may be decided without the benefit of your views.

Dated: 15-Feb-2019

Simon Taylor
Head of Strategic Investment

Consultation Response from KC Highways
2018/93964 The Gables, 5 A, Halifax Road, Staincliffe, Dewsbury, WF13 4AA
Outline application for erection of residential development
Date Responded:25/3/19
Responding Officer:CNB
Responding Ref:K14-10NE/15

This is an outline application with access and all other matters reserved for the erection of a residential development after the demolition of an existing detached dwelling. The access is to be improved from the existing. This access is on to A638 Halifax Road. This is a 30mph two way single carriageway main distributor road of approximately 8.9m width with footways on both sides and street lighting present. There is a hatched central reservation and kerbed central refuges at informal crossings. Halifax Road hosts a frequent bus route and there are stops within 215m. There are facilities including convenience stores, post office, pharmacy and primary schools within 550m and a secondary school within 1.5km. There are town centre facilities and a railway station at Dewsbury, approximately 1.7km away.

There was no trip generation information provided with the application, however the proposals are not expected to generate sufficient vehicular trips during the peak hours to have a severe impact on the operation of the local highway network.

The access is to be improved by widening and this should be done under a s184 agreement with the council. In order to complete the access improvements small highway works will be required and due to this the access should be covered within the application red line. Drawing (08)002 Rev A does not show the access improvements as being within the red line boundary. This should be amended and re-submitted.

Drawing (08)002 Rev A shows visibility splays of 2.4m x 60m visibility splays, these are above what would be required for a 30mph road unless the 85th percentile wet weather speed was in excess of 38mph. No information was supplied with regard to the 85th percentile wet weather speed. The visibility splay to the left is acceptable at 60m however the splay to the right runs over the gardens of plots 13 to 18. Although the visibility splay can be protected by condition to keep any objects or planting within these gardens below 0.9m we would prefer the splay to be over the highway. At 43m the whole of the splay is over the adopted highway and is therefore acceptable. If the applicant wishes to keep the 60m visibility splays then they should redesign the proposals to allow for a wider footway on Halifax Road to the east of the access or request that a condition is added preserving these splays.

With this the HDM team consider that the outline application with access is acceptable on highways grounds.

The following information is based on the layout submitted in drawing (08)001 Rev 2 and is for information only for the reserved matters stage. A brief highways Transport Statement may be required at the reserved matters stage as an explanation if any of the following notes cannot be complied with.

Adoptable Areas

These should be made up to s38 standards and we would request that the applicant contacts the Kirklees Section 38 team at the earliest possible time to discuss the requirements if any of the site is to be adopted.

Structures

The applicant should check to see if any retaining structures or underground structures will impact on the highway and should check with the Kirklees Highways Structures Team as to what information they will require

in order to assess any impacts.

Parking requirements

Due to the nature of Halifax Road it is recommended that adequate off street parking is provided to avoid parking on Halifax Road. The parking requirements are 3 bed dwellings = 2 parking spaces and for 4+ bed dwellings = 3 parking spaces plus 1 visitor parking space per 3 dwellings. These parking spaces should be provided off road to avoid any obstruction of the turning area. For a garage to be considered suitable to be counted as a parking space it should have internal dimensions of 3m x 6m. the submitted layout appears to show sufficient parking for 15 of the 18 dwellings with no off street un-garaged parking for plots 14 and 17 as the space to the front of the two garages situated between plots 11 and 12 would be required for access to the parking areas for plots 11 and 12. Plot 18 has a short un-garaged space due to the curve on the kerb and this may cause a parked vehicle to overhang the footway, this may be viewed as a highway safety issue.

Turning

The turning head should be suitable for manoeuvring an 11.85m refuse vehicle and evidence of this should be clearly provided using a swept path analysis. A condition may also be requested to keep the turning head unobstructed and available for use at all times.

Waste storage and collection

Details of waste collection should be provided and the location of suitable refuse/recycling bin collection/storage points should be indicated on the plan based on the method of waste collection to be employed. This may be individual bin collection points within the curtilage of each dwelling or a single large bin storage shed at the access to the development of the refuse wagon cannot access the site. Bins should not be stored where they will obstruct either the footway, roadway or parking areas for road safety reasons.

