DCAdmin

From: Liz Chippendale
Sent: 20 August 2019 13:18
To: DCAdmin
Subject: FW: 1 low gate - 2019/90190

Hi

Please could the comments below be added to anite/apas

Thank you

Kind Regards

Liz Chippendale
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Economy and Infrastructure – Development and Masterplanning
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Please note my working days are Wednesday, Thursday and Friday

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From: Mark Berry
Sent: 20 August 2019 13:14
To: Liz Chippendale <Liz.Chippendale@kirklees.gov.uk>
Cc: Highways DevelopmentControl <Highways.DevelopmentControl@kirklees.gov.uk>; Ryan Kinder <Ryan.Kinder@kirklees.gov.uk>
Subject: RE: 1 low gate - 2019/90190

Hi Liz

The red line boundary has not been amended and the steps to the eastern side of the site are still not shown within the redline boundary. This could
result in the applicant being unable to undertake the works to construct the extended footway which would also mean that the sight lines shown cannot be provided.

The sight lines from plot 1 are still therefore over third party land.

Access to plots 2 and 3 is at an acute angle across the Low Gate/Low Town junction. Existing on-street parking on the
opposite side of Low Town and the existing width of Low Gate will result in difficult turning and manoeuvre into and out of the proposed driveways.

Vehicles taking access to the site across the existing Low Gate/Low Town junction is not considered to be in the interests of highway safety.

The proposed footway to the site frontage should be shown to be widened to 2.0m to be considered acceptable to Highways Development Management and not 1.1m as shown.

Given that the proposed access is across an existing junction, existing footways are narrow and not shown to be sufficiently widened, turning and manoeuvre will be difficult and sight lines onto Low Gate and Low Town will be sub-standard Highways Development Management cannot support this application as proposed.

Highways Development Management would recommend refusal of this application on Highway Safety grounds

Regards

Mark