

Consultation Response from KC Highways

2019/90502 Land off, Fernside Avenue, Almondbury, Huddersfield, HD5 8PH

Erection of 10 dwellings

Date Responded: 22/03/19 Responding Officer: JT Responding Ref: K11-7SW/22

This application seeks approval for the erection of ten dwellings at land off Fernside Avenue, Almondbury.

The proposed development comprises of ten residential dwellings each consisting of two bedrooms. One parking space per dwelling is proposed, but two additional spaces for visitors. Drawing no. GA101 shows a proposed layout including bin storage points and a turning facility. Access onto Fernside Avenue is taken from a newly-constructed road between existing dwelling no's 169 and 171.

Although there appears to be around 7.2m of width available to create a new access, no detailed design has been provided by the applicant. Visibility splays have also not been demonstrated, but should easily meet the requirements for a 30mph road given the footway is 2.8m wide at this point.

Whilst bin storage is demonstrated, no bin collection points are shown on drawing no. GA101. Some storage points are well beyond the acceptable distances from the collection vehicle. Depending on how this is resolved, some of the dragging distances from storage points may exceed the 30m maximum recommended. The turning facility is welcomed and may aid refuse collection, but swept path analysis would be required showing that an 11.85m refuse wagon can turn within the site. Access and egress by a fire appliance in a forward gear will also be required.

Given the constraints of the access width and size of the site, it is likely a shared surface junction will be the only available option, with a ramp at the point of access to the public highway, 4m radii provided, and a minimum carriageway width of 5m.

The site does not provide the usual minimum requirement for off-street parking, however on balance, this is in part mitigated by the proposed use of the dwellings as social housing units where car ownership is likely to be significantly lower than the norm.

At this stage, the application provides insufficient information to allow a proper highway assessment.

Please ask the applicant to provide the following information:

- Details of bin collection points demonstrated on a plan, plus storage for each dwelling within 30m of the collection point(s).
- Swept path analysis of an 11.85m refuse vehicle accessing and exiting the site in a forward gear demonstrated on a plan.
- Detailed design of the proposed access onto Fernside Avenue including dimensions of carriageway widths, junction radii, etc.