

**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**

20/06/2019

Following on-site meetings and the submission of additional drawings by the applicant, Highways DM has no wish to object to this scheme. It is considered that an acceptable scheme can be built as long as ongoing consultations with the council's Section 38 team continue.

If Planning is minded to grant permission please add the following conditions to the Decision Notice:

Areas to be surfaced and drained

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Internal adoptable roads

No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development

Retaining Walls

No development shall take place until details of the siting, design, structural calculations and material to be used in the construction of retaining walls/ structures near or abutting highway have been approved in writing by the Highways Structures. Thereafter the development shall not be brought into use until the approved works have been constructed. The said works shall be maintained throughout the life time of the development.

Reason: To ensure that any new retaining structures do not compromise the stability of the highway

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 (Kirklees Street Scene: 01484 221000) 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.

Footnote: - Adoption under Section 38 of the Highways Act:

It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 0800 7318765 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.

15/03/2019

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.