

Consultation Response from KC Highways		
2019/92379 adj High Beeches, 585, Manchester Road, Linthwaite, Huddersfield, HD7 5QX		
Erection of detached dwelling		
Date Responded: 11-09-19	Responding Officer: CNB	Responding Ref: K2-2/14
This application is for the erection of a detached dwelling with parking and access improvements within the garden of an existing dwelling. The access is on to A62 Manchester Road, a 30mph two way single carriageway primary distributor road of approximately 9m width with footways on both sides and street lighting present. There are parking bay markings approximately 45m either side of the access and a bus stop 20m to the right of the access. There is one recorded injury accident collision within the area however the proposals will not be expected to exacerbate this. The proposal site benefits from conditional outline permission (13/90860 and 16/93564) for a detached dwelling. The access to the site is along a steep curving private driveway that will be shared with the existing High Beeches dwelling and at the junction with A62 Manchester Road the access is shared with four additional dwellings, 601 to 607 Manchester Road and because of this the width of the access is approximately 15m. The wall along Manchester Road to the right when exiting the site is proposed to be reduced to 0.9m maximum height to allow for increased visibility splays to the right, this would be a benefit to road safety and is acceptable as shown on drawing HBTP/2019/03 along with the 2.4 x 70m visibility splay to the right. The applicant has proposed a local widening of the access road to approximately 5.4m and this is seen as necessary from a highways safety point of view to allow two cars to pass on the drive without one needing to reverse back on to the highway to allow a car egressing the site to pass. This widening is shown in drawing HBTP/2019/03. The proposals are for a four bedroom detached dwelling with a double garage and two driveway parking spaces and this is considered suitable for this type and size of dwelling. There appears to be sufficient turning space to allow vehicles to turn so they can enter/exit the site in forward gear. The driveway parking spaces and manoeuvring space should be surfaced in accordance with national guidelines on permeable surfacing and details should be added as a footnote. A waste collection point has been indicated at the Manchester Road end of the driveway and is indented into the boundary wall to avoid an obstruction of the access, highway or footway and this is acceptable. The size of the bin storage is suitable for two bins. Due to the layout of the existing driveway we would request a brief construction access statement is submitted by the applicant to indicate how access would be gained to the site for both contractors vehicles and deliveries, including parking, management of any deliveries that have to be made from the adopted highway, the types and sizes of vehicles expected, the frequency and estimated times of access, wheel washing facilities and other means of dealing with mud or soil contamination on the shared driveway or highway and the use of a banksman for any delivery vehicles that cannot turn on site. This should be conditioned. Free and safe access to the adjoining properties that share the access on to Manchester Road should be maintained at all times and notification should be made to the residents of any times of planned obstruction. The Kirklees Highways Structures team have requested that a condition relating to retaining structures is included and suggested wording is provided below.		

With this HDM consider the application is acceptable on highways grounds and would request the following conditions and footnote are included.

Conditions

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic and deliveries, details of the types and sizes of vehicles expected to access the site, times of use of the access, construction workers and delivery parking facilities, proposed management of any deliveries to be made from the adopted highway, means of notification of planned obstruction to the access, the provision, use and retention of adequate wheel washing facilities within the site and the use of banksmen when required. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls adjacent to the existing highway including any modifications to the existing highway retaining wall on the A62 Manchester Road shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Footnote

The approved vehicle parking areas need be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.