

Consultation Response from KC Highways Development Management		
2019/93335 Land adj Dathan Tools, Mean Lane, Meltham, Holmfirth, HD9 5RU		
Outline application for erection of residential development		
Date Responded:17/03/2020	Responding Officer: Mark Berry	Responding Ref:3-14-43
This is an outline application with access the only matter to be considered for the erection of residential development at land adjacent Dathan Tools, Mean Lane, Meltham, Holmfirth. The previous highways consultation response dated 27th February considered that this application still provided insufficient information as follows: The pedestrian cycle link should be 2.0 metres wide. No stage 1 road safety audit has been provided. The applicants revised plans now show a 2.0m wide footway link to Mean Lane and they have provided an acceptable road safety audit. Highways Development Management have therefore no objection to these proposals. Suggested conditions <u>Internal adoptable roads</u> 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 <u>Method of storage/access for waste</u> Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter. Reason In the interests of amenity and highway safety <u>Construction access</u> No development shall take place in a phase until a Construction Method Statement (CMS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; (viii) a scheme for managing and the recycling/disposing of waste resulting from construction works. (ix) location of any portable cabin structures The duly approved CMS shall be adhered to throughout the construction period. Reason: In the interests of the amenity of the locality and in accordance with PolicyPLP24 (as modified) of the Kirklees Local Plan and the National Planning Policy Framework. This is a pre-commencement condition as construction works		

may have an impact on the amenity of the locality and therefore, a scheme

Retaining Walls

Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction for all new retaining walls/ building retaining walls adjacent to the existing/proposed highways 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.

A 106 contribution of £10000 towards Meltham Greenway should be required.

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.