

Consultation Response from KC Highways Development Management
2019/93524 102, Dunford Road, Holmfirth, HD9 2DT
Provision of 4 parking spaces and landscaping works to provide amenity space
Date Responded: 11/12/19 | Responding Officer: J Turner | Responding Ref: K3-45/28

This application seeks approval for the provision of four parking spaces and landscaping works to provide amenity space at 102 Dunford Road, Holmfirth.

The proposal creates off-street parking spaces for existing dwellings on Dunford Road; these are to be accessed via Swan Bank Court.

The spaces allow a 6m clearance across the carriageway to aid access and egress. Gradients are demonstrated to be acceptable in the site sections provided in Drawing No. 2562 – 11.

Given these bays will remove on-street parking from the busy Dunford Road, and that widening of the access point into Swan Bank Court is to be included in the scheme, the proposals are of benefit to highway safety and are therefore acceptable from a highway perspective.

Please add the following conditions to the decision notice:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

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

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.