

Consultation Response from KC, Highways Development Management
2020/90694 4C, Crowlees Road, Mirfield, WF14 9PR
Discharge conditions 3 (materials), 5 (highway works), 6 (trees) on previous permission 2018/92006 for erection of detached dwelling with integral garage (modified proposal)
Date Responded: 02/06/20 Responding Officer: J Turner Responding Ref: K10-10SW/22

This application seeks approval for the discharge of conditions 3, 5, and 6 on previous permission 2018/92006 at Crowlees Road, Mirfield.

Condition 5 refers to highways and reads as follows:

5. Development shall not commence on the dwelling hereby approved until a scheme detailing the construction specification of a junction plateau on Crowlees Road, all associated highway works and relevant Safety Audits have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in accordance with the approved details. The implemented scheme shall thereafter be retained.

Reason: This is a pre-commencement condition in the interests of highway safety to allow vehicles using the proposed access sufficient visibility onto the adopted highway and to accord with Policies D2 and T10 of the Kirklees Unitary Development Plan and Policy PLP21 of the Kirklees Publication Draft Local Plan. The provision of a junction plateau was approved as part of previous outline application Ref 2010/91850 with details to be submitted through condition 11.

HDM Comments: Following the previous submissions of construction drawings and Safety Audits, it is not felt that this plateau can feasibly be constructed without significant and prohibitively expensive realignment of the existing carriageway. It is accepted by HDM that the condition cannot be discharged in its present wording and that an alternative arrangement should be sought by the applicant.