

From: Jamie Turner <Jamie.Turner@kirklees.gov.uk>
Sent: 10 August 2020 14:28
To: Nia Thomas <Nia.Thomas@kirklees.gov.uk>
Cc: Highways DevelopmentControl <Highways.DevelopmentControl@kirklees.gov.uk>
Subject: RE: pumphouse lane 2020/91727

Hi Nia,

I think, on balance, that this is not significant enough an intensification of use to justify an objection from Highways DM. There is only a finite amount of space on Pumphouse Lane, so it isn't as though there will be multiple additional applications for more housing. It seems that bins can be practically stored and presented, and the development should not affect the existing collection procedures. As such, I would just ask that the following conditions are added 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Defects Survey

The development shall not commence until a survey of the existing condition of the highway on Pumphouse Lane has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on Pumphouse Lane shall be submitted to and approved in writing by the Local Planning Authority. All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to ensure the maintenance of the highway

Kind Regards,

Jamie