

Consultation Response from KC, Highways Development Management		
2020/91896 Pentlands, New Mill Road, Holmfirth, HD9 7LN		
Demolition of existing dwelling and erection of 17 dwellings with associated access and external works		
Date Responded: 08/04/21	Responding Officer: J Turner	Responding Ref: K3-47/59
This application seeks approval for the demolition of an existing dwelling and erection of 17 dwellings with associated access and external works at Pentlands, New Mill Road, Holmfirth. Further to previous comments, the applicant has queried the requirement for a contribution to sustainable transport methods. Highways DM can confirm that West Yorkshire Combine Authority request a contribution of £18,695.50. This is separate to the requested funding from the nearby Midlothian site, and is to deliver additional, different improvements in the locale; namely a real time information display at bus stop no. 22001, and bus-only Residential MCards. The layout remains satisfactory by Highways DM officers. Please add the previously suggested 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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 Internal adoptable roads 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 Construction access 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, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. 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. 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.

Footnote (Structures)

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484-225616 who can advise further on this matter