

**Consultation Response from KC,
Highways Development Management - RK**

2020/92067 former, Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield, HD4 6DF

Erection of 30 dwellings

**Date Responded:
21/01/2021**

**Responding Officer:
Ryan Kinder**

**Responding Ref:
K16-14NE/2**

2020/92067 Plane Street, Newsome

Highway Development Management's (HDM) comments for the above application as follows:

Planning application for the erection of residential development of 30 dwellings. The development proposals are forecast to generate the following vehicular trips onto the network 21 two way vehicle movements in the AM and PM peak periods respectively.

The applicant has submitted a Transport Statement and Travel Plan with the application, whilst this is welcomed no package of sustainable travel measures have been secured, in addition no funding for Travel Plan monitoring is in place as such the Council will not be affording any further input towards the submitted Travel Plan at this moment in time.

Whilst its acknowledged the parking provision is short on the proposal, given the sites context and location, and considered to be in a sustainable location can be accepted on this occasion.

Further to discussions between the applicant and the Council regarding several matters on the layout, parking provision and access arrangements for service vehicles, a long section has been provided and accepted by the Councils section 38 team for adoption purposes. The layout is now considered acceptable from a highways prospective.

There is currently an unadopted section of road adjacent to the site access to the existing adopted highway, this will require constructing up to an adoptable standard and incorporating into the proposals, this can be dealt with via suitable condition as required.

To meet the operational requirements of the Waste Collection Authority, due consideration must be paid to the following issues. This will also enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection:

Consideration has been given to the position of bin storage areas for all properties and these account for the changing levels on the site. Split level plots on the south side of the proposal have bin storage indicated to the front of properties to negate the need to take bins up/down steps to reach rear gardens. However, all storage areas only show space for 2 x 240ltr bins. Additional space for a third bin for garden waste is recommended when properties have private gardens.

Front storage space for bins is recommended to have suitable screening/enclosure to reduce visual impact on the streetscene and to help prevent unauthorised use, theft/damage and the escape of waste into the street. The design of the storage spaces is not clear in this regard.

Where bins are to be stored to the rear of properties, gated access should be sufficiently wide for bins to pass through and the route to the front of the property must be suitably surfaced to allow the wheeling of bins.

Swept path analysis is provided for an 11.85m refuse collection vehicle, which is welcomed. This

appears to demonstrate the ability for such an RCV to negotiate the site layout and turn around within the site. Whilst there are concerns regarding potential conflict with parked cars, off street parking provision is provided at the end of the turning head, due to access being needed for this it is considered no cars will park in the turning head itself and thus remain free of obstruction.

A stage 1 safety audit and designers response has been provided and considered acceptable.

The following highways conditions should be included in the decision notice:

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.

HWN03 The details shall include full sections, details of speed reducing features, construction specifications, drainage works, lighting, signage, white lining, surface finishes, treatment of sight lines together with an independent safety audit covering all aspects of the works.

Visibility Splays to be provided

Before development commences, the wall to the site frontage shall be set back to the rear of the proposed visibility splays as shown on approved plan number PLNST-WBA-XX-ZZR-A-PL02- REV3 10/22/19 and shall be cleared of all obstructions to visibility and tarmac surfaced to current standards in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: To ensure adequate visibility in the interests of highway safety

Areas to be surfaced and drained

Unless otherwise agreed in writing, 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.

Method of storage/access for waste

"Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved 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: To meet the requirements set out in Local Plan Policy LP24 part d(vi).

Specified offsite Highway works

Prior to occupation of the development details of works comprising of new carriageway and footway construction to an adoptable standard at the site access to the existing adopted highway shall be submitted to and approved in writing by the Local Planning Authority and shall have been fully implemented.

To ensure the free and safe use of the highway during all development works and throughout the lifetime of the development.

Highway Condition Survey

Development shall not commence until a survey of the condition of an area of existing road previously agreed has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. In the event that a defect is identified during other routine inspections of the highway that is considered to be a danger to the public it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway.

Structures conditions

Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing/ proposed adoptable highways including any modifications to the existing retaining wall on Plane Street and the ground retained behind it 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.

Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint 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. See <https://www.kirklees.gov.uk/beta/regeneration-and-development/highways-guidance-and-standards.aspx> for further details.

Important Notes:

All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.

The adopting authority (i.e. Yorkshire Water) will also be required to produce and submit a legally binding agreement to the Highway Authority explicitly stating that they will be fulfilling their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with CS450- Inspection of Highway

structures.

Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and must be accredited with a BBA (The British Board of Agrément Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

Footnote OFFSITE HIGHWAY WORKS

In order to discharge the off site highway works condition (..) the applicant must enter an agreement with the Council under Section 278 of the Highways Act 1980. The applicant is advised to make early contact with the Highway and Transportation Service.

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.