

Consultation Response from KC, Highways Development Management		
2021/90539 Land opp, 1, Pumphouse Lane, Mirfield, WF14 0AW		
Reserved matters application pursuant to outline permission 2020/91727 for erection of residential development		
Date Responded: 23/03/2021	Responding Officer: Mark Berry	Responding Ref: 10-10NE-11

This is a reserved matters application pursuant to outline permission 2020/91727 for erection of residential development at land opposite 1, Pumphouse Lane, Mirfield.

An outline application was approved last year for this site with access from Pumphouse Lane/Wellhouse Lane - application number 2020/91727.

The initial outline proposal for this site was for two dwellings one with access from Greenside Road and the other with access from Pumphouse Lane/ Wellhouse Lane.

An access from Greenside Road was not considered suitable and the proposal was amended to one dwelling with access from Pumphouse Lane/Wellhouse Lane.

This proposal shows access to the site from Pumphouse Lane as approved by the outline approval. The plans show a double attached garage with a driveway which provides sufficient space for internal vehicle turning.

Pumphouse Lane is not a through road, but the site location straddles the closure between the two sides and access to the site could potentially therefore be from either side of the road. Highway Development Management (HDM) would therefore ask that a condition is attached to the Decision Notice to prevent access from Greenside Road.

These proposals are otherwise considered acceptable to Highway Development Management.

Suggested conditions:

Access

Vehicular access to the development must be from Wellhouse Lane via Pumphouse Lane only. There must be no vehicular access to the development from Greenside Road.

Reason: In the interests of highway safety

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises 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 In the interests of amenity and highway safety

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) regarding 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.