

**Consultation Response from KC,
Highways Development Management**
2021/91801 151, Heckmondwike Road, Dewsbury Moor, WF13 3NS
Outline application for erection of petrol filling station
Date Responded: 29-06-2021
Responding Officer: Mark Berry
Responding Ref: 14-6SE-4

This is an outline application for the erection of a petrol filling station at 151, Heckmondwike Road, Dewsbury Moor, Dewsbury.

The site is located on the western side of the busy B6117 Heckmondwike Road approximately 60m from the junction with Spen View and 120m from the junction with Church Lane. Sandhurst Court a recently opened, residential care home adjoins the site with access from Spen View. There are two childcare facilities St Johns Under5s Pre-school and the Cooperative located at approximately 80m and 100m to the south of the site. Westmoor Primary School is located on Church Lane.

The site has been the subject of previous planning applications most recently for the erection of an 8-bedroom care home (Ref: 2019/92261). Prior to that planning permission was granted for the erection of 6 dwellings (Ref: 2017/92271).

An indicative layout accompanying this planning application shows a 142 sq m shop building, pumps, canopy and below ground storage, jet wash facilities and air and water pumps.

The indicative layout includes 5 parking spaces including 1 disabled parking space.

Access is shown to be from Heckmondwike Road with an entry to the south and an exit to the north of the site.

The Highway Design and Highway Safety Sections have been consulted and their comments are as follows:

Highway Design Comments:

- 1, A swept path analysis (SPA) of the oil tanker access and egressing the filling site needs to be provided; An SPA should also be provided for service vehicle's including for waste collections.
- 2, Entry only and exit only points into the station needs to be defined. Road marking indicate this, but it must be further supported by signage.
- 3, Proposed disabled bays must be a minimum of 6.6 m long, 2.7 m wide based on BPA and The Disabled Persons Transport Advisory Committee guidance. Proposals need to be amended to suit and dimensioned on future submissions.
- 4, Swept path analysis of parking should be provided for review especially for normal car manoeuvring around the car park. Alignment of the access road proposed for the parking bays seems very tight and is likely to restrict vehicular manoeuvrability.

5, The disabled parking bays should not be steeper than 1:20.

Highway Safety Comments:

Highway Safety have complaints about parking on Spen View and the junction onto Heckmondwike Road where the new care home is situated that drivers regularly park here and block visibility and access into and out of this junction.

Highway Safety have concerns that if the pumps are full, then drivers would park on the road adding to these problems as they wouldn't be able to get to the car parking spaces through the one-way system.

There is one reported traffic collision in the last 5 years involving a school pedestrian and as this route leads to 2 schools, the additional traffic in and out of the site, would increase the potential for further conflict.

Highways Development Management consider that this application provides insufficient information.

To enable Highways Development Management (HDM) to make a proper and meaningful assessment this application should include a Transport Statement prepared in accordance with guidance in the Planning Practice Guidance Suite. The scope of the Transport Statement should be agreed with HDM, and should include details of proposed traffic generation, access to site by various travel modes, a parking justification, accident analysis, and site access design and service arrangements.