

Consultation Response from KC, Highways Development Management		
2021/93270 Land at, Station Road, Skelmanthorpe, Huddersfield, HD8 9BA		
Discharge of conditions 3 (construction management), 4 (temporary drainage), 5 (temporary waste arrangements), 7 (adoptable roads), 12 (waste storage and collection), 13 (tree protection), 14 (units 23 and 24 revisions), 16 (detailed drainage scheme), 17 (phase II report), 18 (remediation strategy), 23 (materials) and 31 (vegetation removal) of previous permission 2019/91657 for erection of 30 dwellings		
Date Responded: 30/11/21	Responding Officer: J Turner	Responding Ref: K17-23/12

This application seeks approval for the discharge of conditions 3 (construction management), 4 (temporary drainage), 5 (temporary waste arrangements), 7 (adoptable roads), 12 (waste storage and collection), 13 (tree protection), 14 (units 23 and 24 revisions), 16 (detailed drainage scheme), 17 (phase II report), 18 (remediation strategy), 23 (materials) and 31 (vegetation removal) of previous permission 2019/91657 for erection of 30 dwellings at Station Road, Skelmanthorpe.

Conditions 3 and 7 are pertinent to highways and are copied below with comments from Highway DM:

3. Prior to the commencement of development (including ground works) a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works, any phasing of development, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, predevelopment road condition surveys, wheel washing facilities within the site, hours of works, details of dust suppression measures, details of measures to control noise and vibration from construction-related activities, and details of artificial lighting to be used during construction. The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

Reason: In the interests of amenity, to ensure the highway is not obstructed and in the interests of highway safety, and to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.

Highways DM Officer comments: A construction management plan has been submitted by YCP (Construction) Ltd. that satisfactorily addresses the above points. As such, the condition can be discharged insofar as it refers to the submission of an acceptable CMP.

7. Prior to the commencement of development (including ground works), a scheme detailing the proposed internal adoptable roads shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. No part of the development shall be brought into use until the internal adoptable roads have been completed in accordance with the approved plans and details or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP20 and LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that details of internal adoptable roads are agreed at an appropriate stage of the development process.

Highways DM Officer comments: The applicant has made initial submissions to receive a Section 38 agreement with the council. However, negotiations are still ongoing and the condition should not be discharged until an agreement has been approved. Highways DM should be notified as soon as the agreement is in place so that the condition can be formally discharged.