

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

2021/93444 Newlands Hall, 93, High Street, Heckmondwike, WF16 0AL

Erection of two storey rear extension to form 10 bedrooms

Date Responded: 04/01/22 Responding Officer: CNB Responding Ref: K14-7NW/26

This application is for the erection of a two-story extension to form 10 additional bedrooms at an existing care home plus additional parking from an existing access fronting on to A638 High Street, a 30mph two-way single carriageway main distributor road of approximately 9.7m width with a hatched central reserve and footways on both sides with street lighting present. The road hosts a frequent bus service and there are stops within 170m of the site.

There are no parking restrictions outside the site, however the narrow width due to the central hatching and the presence of railings and a raised kerb to protect a lowered footway may discourage drivers from parking on the road.

No trip rate details were provided with the application, however the national TRICS trip rate database suggests that for Assisted Living accommodation (the worst-case scenario with trips) that the trip rate in the morning peak would be approximately 0.3 trips per dwelling, generating approximately 3 two-way vehicle trips in the AM peak. We do not consider that this intensification of use would be sufficient as to have a severe impact on the operation or efficiency of the local highway network.

The access is existing and is shared with vehicular access to/from The Lawns residential accommodation. There is expected to be a small intensification of use of the access. There is a record of one injury accident collision in the vicinity of the access within the last 5 years and this didn't involve any vehicles entering or exiting the site and so we must assume that the access has been operating safely.

Local guidance suggests that for single bedroom dwellings, one off street parking space per dwelling should be provided. The application includes the formation of 11 new parking spaces, and this is considered sufficient for the proposals.

No details of waste storage or collection was provided with the application, however we expect this to be done as current and there appears to be sufficient space for the storage of additional bins.

Due to the location of the site close to a school and the shared access arrangements and limited existing parking we would like to see a construction access management plan submitted for this application to show when and how the access will be used for both deliveries and contractors, where parking, site facilities and storage will be located, details of the use of any traffic management for large deliveries, the use of a banksman for deliveries that can't turn within the site and how mud and debris will be stopped from being dragged on to the adopted highway and the shared access for road safety reasons. This should be conditioned.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition

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 numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the shared access and highway/footway. 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.

Reason: In the interests of highway safety