

**Consultation Response from KC,
Highways Development Management**
2021/93750 adj, 360, Lees Hall Road, Thornhill Lees, Dewsbury, WF12 9EW
Erection of 9 dwellings
Date Responded: 27-10-2021
Responding Officer: Mark Berry
Responding Ref: 16-14NE-4

This application seeks approval to the demolition of an existing dwellings and erection of 9 dwellings at 360, Lees Hall Road, Thornhill Lees, Dewsbury.

Planning permission was granted in January 2018 (application number 2016/93659) for an identical proposal on this site. This proposal was considered acceptable to Highways Development Management (HDM).

Given the previous approval HDM have no objection to these proposals

Suggested conditions/footnotes

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

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Construction access

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 routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. 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.

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.