Consultation Response from KC, **Highways Development Management**
2022/90679 Land At 172, Gilroyd Lane, Linthwaite, Huddersfield, HD7 5SR
Discharge of conditions 3 (CEMP), 4 (temporary drainage), 6 (highway works), 7 (internal adoptable roads), 9 (highway retaining structures), 10 (cycle parking), 12 (waste storage and collection), 14 (surface water storage management and maintenance), 15 (Phase II site investigation), 16 (remediation strategy), 19 (crime prevention), 21 (boundary treatments), 22 (footpath connections), 23 (lighting), 25 (landscaping) and 26 (ecological enhancement) of previous permission 2018/90208 for erection of 18 dwellings (within a Conservation Area)
Date Responded: 30-5-2022 **Responding Officer: Mark Berry** **Responding Ref: 2-1-18**

This application seeks approval to the discharge of conditions 3 (CEMP), 4 (temporary drainage), 6 (highway works), 7 (internal adoptable roads), 9 (highway retaining structures), 10 (cycle parking), 12 (waste storage and collection), 14 (surface water storage management and maintenance), 15 (Phase II site investigation), 16 (remediation strategy), 19 (crime prevention), 21 (boundary treatments), 22 (footpath connections), 23 (lighting), 25 (landscaping) and 26 (ecological enhancement) of previous permission 2018/90208 for erection of 18 dwellings (within a Conservation Area) at Land At 172, Gilroyd Lane, Linthwaite, Huddersfield

6. Prior to commencement of development (including ground works) and notwithstanding the details shown on the drawings hereby approved, a scheme detailing arrangements and specification for layout (including the carriageway build-out to provide sight lines 2.4m x 50m to the south and 2.4 x 41m to the north), construction specification, surfacing, drainage, kerbing, relocation of existing street lighting column number 66 and associated highway works together with independent safety audits covering all aspects of the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and the approved scheme shall thereafter be retained. The visibility splays shall be cleared and kept clear of all obstructions to visibility thereafter. Reason: To ensure adequate intervisibility is provided and maintained in the interests of pedestrian and highway safety and to accord with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that adequate visibility is provided to enable works vehicles to enter and exit the site.

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.

Both conditions need the separate formal technical approval of the Councils Design/Section 38 team

The Section 38 Engineer confirms that technical approval has not yet been granted for the proposed section 38 Agreement and that there are some issues associated with the slope and details with regards to a diverted highway drain that are still outstanding

These conditions cannot therefore be discharged