Consultation Response from KC, Highways Development Management
2022/90747 33, Woodside Lane, Fixby, Huddersfield, HD2 2HA
Discharge conditions 3 (condition survey Woodside Lane), 4 (construction management plan), 15, (Construction Environmental Management Plan) 18 (Arboricultural Method Statement) on previous permission 2018/93212 for erection of 3 detached dwellings and garage ancillary to 33, Woodside Lane
Date Responded: 17/03/22 **Responding Officer: J Turner** **Responding Ref: K4-5NW/14**

This application seeks approval for the discharge conditions 3 (condition survey Woodside Lane), 4 (construction management plan), 15, (Construction Environmental Management Plan) 18 (Arboricultural Method Statement) on previous permission 2018/93212 for erection of 3 detached dwellings and garage ancillary to 33, Woodside Lane, Fixby.

Conditions 3 and 4 are pertinent to highways and a repeated below with officer comments:

3. Before any works commence on site a joint condition survey of Woodside Lane shall be undertaken and agreed in writing by the applicant/developer (or representative of) and a representative of the Local Planning Authority. Upon completion of the development a further joint condition survey shall be undertaken by the aforementioned representatives to determine and agree the extent of any damage incurred as a result of construction traffic and other vehicles associated with the proposed works and to agree the scope of remediation works required. Within 1 month of the second survey being undertaken a scheme detailing any proposed remediation works to Woodside Lane shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of approval the approved remediation works shall be implemented in their entirety.

Reason: To ensure that damage to Woodside Lane resulting from the construction of the development is repaired in the interests of highway safety and to accord with Policy PLP21 of the Kirklees Local Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

HDM Officer Comments: A condition survey has been carried out, but this was not in conjunction with council officers, so there has not been a mutual agreement in term of the present state of Woodside Lane. Whilst it is apparent that a thorough survey has been carried out, the extent of the existing defects should be logged on-site by a council officer so that any future remedial work can be agreed at a later date.

4. A construction management plan for the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority before development commences. The schedule shall include details of the times of use of the access, construction workers parking facilities and a scheme to demonstrate how the highway will be kept clear of mud/debris. 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 and amenity and to accord with Policies PLP21 and PLP24 of the Kirklees Local Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

HDM Officer Comments: A Construction Management Plan has been submitted to the satisfaction of highway officers with all elements mention in the condition covered by the document. As such, the condition can be discharged insofar as it refers to the submission of these documents.