

**Consultation Response from KC,
Highways Development Management**
2022/91880 The Richardson Arms, 684, Bradford Road, Oakenshaw, BD12 7EN
Erection of residential development
Date Responded: 7-9-2022
Responding Officer: Mark Berry
Responding Ref: 7-12NW-16

This application seeks approval to the erection of a residential development at The Richardson Arms, 684, Bradford Road, Oakenshaw.

The application site is located on the eastern side of Bradford Road between Mill Carr Hill Road to the north and Wyke Lane to the south. This section of Wyke Lane is a short no through road serving St Andrews Church on the opposite side and a few terrace properties.

This proposal includes the conversion of the former public house in 5 one bedroomed flats and the erection of a row of 5 two bedroomed town houses on the remaining land and car park.

This application provides insufficient information. Further details are required as follows:

- 1, Can the applicants confirm their intentions regarding the adoption of the proposed access road. Is this access road to be a private driveway or adoptable shared surface. The layout as shown is not considered suitable for adoption.
- 2, There is over 45m from Wyke Lane to plot 1 and internal vehicle turning should therefore be provided for an emergency vehicle. This should be demonstrated using vehicle swept paths.
- 3, Details of waste collection proposals including storage and collection points should be provided. Note a refuse vehicle is unlikely to enter a private driveway.
- 4, The footway to the Wyke Lane frontage of the development should be widened to 2.0m to improve pedestrian access and secure sight lines from the proposed access onto Wyke Lane.
- 5, The parallel parking space to the north of the public house will be difficult to access and its location should be reconsidered.
- 6, The plans should identify which parking spaces, are for which plots, and which are visitor parking spaces.
- 7, The width of the access road and turning head should be increased to 6 metres to allow comfortable turning and manoeuvre into and of parking spaces.
- 8, The plans should be dimensioned for clarity.
- 9, Sight lines of 2.4m x 43m at the Wyke Lane/Bradford Road junction should be shown on the plans and the Bradford Road footway should be shown to be widened to accommodate these sight lines if

necessary.

10, The existing vehicular dropped crossing access on to Bradford Road should be shown to be closed and reinstated as footway.