

Consultation Response from KC, Highways Development Management

2022/92406 Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

Erection of 10 affordable dwellings, with access from Chapelgate and associated works, including resident play zone

Date Responded: 05/09/22

Responding Officer: J Turner

Responding Ref: K12-4/31

This application seeks approval for the erection of 10 affordable dwellings, with access from Chapelgate and associated works, including resident play zone at Chapelgate, Scholes.

The proposed development would create an affordable, low energy housing development of 10 dwellings, with eight 2-bed, two 3-bed units. Off-street parking for 23 vehicles is to be provided and this is demonstrated in layout drawing submitted by the applicant; this is in accordance with the advice given at the pre-application stage.

Visibility splays from the proposed junction with Chapelgate have been demonstrated to be 2.4m x 33m when looking to the east and 2.4m x 39m when looking to the west. The splays are improved by the creation of a footway along the full frontage of the site on Chapelgate and Dean Bridge Lane, this facility is also seen as a benefit to pedestrian safety.

A communal refuse storage and collection point is provided, and the internal turning of an 11.85m refuse vehicle has been demonstrated to show that it can enter and exit the site in a forward gear. The waste strategy officer has provided a detailed response to the proposals.

Whilst the development appears for the most part to conform to the standards set out in Kirklees' Highway Design Guide SPD, Highways DM would ask that a 0.5m clearance from the edge of the carriageway is maintained when vehicles are turning. Given the submitted swept-path analysis, it would appear that the tracking does not follow this guidance outside plot 9 and next to parking bays 5 and 6.

Prior to highway conditions being suggested, please ask the applicant to provide the following:

- An amended plan allowing for a 0.5m clearance from the carriageway edge to be maintained at all times by an 11.85m refuse vehicle entering and exiting the site in a forward gear.

