

**Consultation Response from KC,
Highways Development Management**

2022/93397 Highfields Centre, New North Road, Huddersfield, HD1 5LS

Discharge of conditions 3 (Construction Environmental Management Plan), 4 (cycle parking), 5 (electric vehicle charging), 6 (waste storage and collection), 7 (crime prevention), 8 (materials), 9 (windows schedule), 10 (boundary treatments), 11 (external lighting), 12 (sound insulation), 18 (landscaping) and 19 (Ecological Design Strategy) of previous permission 2019/90467 for conversion of former college buildings into 33 apartments including demolition of link canopy, partial demolition of link building, erection of additional storey to link building, and internal and external alterations (Listed Building within a Conservation Area)

**Date Responded: 25/08/2023
Responding Officer: Ryan Kinder
Responding Ref:K5-5SE/6**

2022/93397 Highfields Centre, New North Road, Huddersfield

Highway Development Management's (HDM) comments for the above application as follows:

Application for discharge of conditions 3 and 4 (highways related).

Condition 3. Prior to the commencement of development (including ground works) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include a timetable of all works, any phasing of development, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, temporary drainage arrangements, pre-development road condition surveys, wheel washing facilities within the site, hours of works, details of dust suppression measures, details of measures to control noise and vibration from construction-related activities, details of artificial lighting to be used during construction, and details of the disposal of surface water from the development during the construction phase including methods to manage silt. The development shall be carried out strictly in accordance with the CEMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

Reason: In the interests of amenity, to ensure the highway is not obstructed and in the interests of highway safety, to ensure the risk of flooding does not increase during the construction phase, to limit the siltation of any on- or off-site surface water features, and to accord with Policies LP21, LP24, LP27 and LP52 of the Kirklees Local Plan.

This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, to avoid increased flood risk, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.

The submitted documents do not give any information in regard to wheel wash facilities, working hours at the site, measures to control fugitive dust, noise/vibration and stray light/glare from the construction activities at the site, (details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, and pre-development road condition surveys). We would normally expect to see a site specific Construction Environmental Management Plan to accompany an application to discharge this condition which is absent. We therefore do not accept the information.

Condition

Condition 4. Prior to the occupation of any part of the development hereby approved, details of secure, covered and conveniently-located cycle parking for use by residents of the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved and the cycle parking shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and encouraging the use of sustainable transport modes, and to accord with Policies LP20, LP21, LP22 and LP24 of the Kirklees Local Plan.

The submitted dwg ref (18.007(2-)001 dated 08.03 refers to the location of the cycle storage areas, there is no specific guidance on the overall level of cycle parking and 8 no spaced have been provided, given that consideration has been given to the provision then on balance this condition can be discharged accordingly.

Further to review of the conditions this application can only be part discharged, condition 3 provides insufficient information and therefore cannot be discharged. Condition 4 is considered acceptable and can be discharged accordingly.