

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

2022/93679 Field House, 15 Wellington Street, Dewsbury, WF13 1BQ

Discharge condition 10 (CMP) on previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area)

Date Responded: 27-11-2023.

Responding Officer: Mark Berry.

Responding Ref: 15-2NW-9.

This application seeks approval to the discharge of condition 10 (CMP) on previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor at Field House, 15 Wellington Street, Dewsbury.

10. Prior to the commencement of development (including demolition and soft strip-out works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, pre-development road condition surveys, wheel washing facilities within the site, lighting during construction works, hours of working, details of dust, and noise and vibration suppression measures. The development shall be carried out strictly in accordance with the CMP 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.

The applicants have provided a construction management plan which provides details of the applicant's proposals which is generally acceptable.

HDM do however have several concerns regarding these proposals as follows.

1, The proposals include providing scaffolding on or over the adopted highway and the temporary closure of parts of the adopted highway which will require the separate formal approval by the Councils Highway Service. The discharge of this condition does not imply approval to the temporary closure of any adopted highway.

2, Can the applicants confirm the residual width of footway that will be available to pedestrian around the perimeter of the site when fencing and scaffolding are erected, and the works are ongoing.

3, No pre-development road condition surveys are provided.

This condition should not therefore be discharged.