Consultation Response from Mark Berry KC,
Highways Development Management

2023/90116 rear of, 135, Heckmondwike Road, Dewsbury Moor, Dewsbury, WF13 3NT

Outline application for erection of residential development

Date Responded:31-1-2024.
Responding Officer: Mark Berry.
Responding Ref: 14-6SE-4.

Summary of previous Highways Development Management (HDM) consultation responses.

Access from Heckmondwike Road

1, The site is located along Heckmondwike Road next to a Pre-School Nursey and Pharmacy and opposite to a Convenience Store and Children's Centre. Nearby housing has no off-street parking provision.

The above issues are likely to generate on-street parking along Heckmondwike Road at this location which will obstruct visibility and at times reduce the available road width to one lane.

2, There is an existing bus stop at the site access between the site and pre-school nursey.

A waiting bus will obstruct the access and visibility for vehicles entering and exiting the site. People wating at the bus stop will also obstruct visibility. The safety of people stood at the bus stop is also a concern.

3, Sight lines from the proposed access onto Heckmondwike Road are sub-standard.

4, Highway Safety comments

"*We have previously received several complaints about double parking at this location (hence the Keep Clears on both sides of the road). The parking is associated with the local businesses and the chemist and taking into consideration that some parents going to the nearby school (up Church Lane) also choose to park here along with the proximity of the crossing and the bus stop, it is especially busy at school times and peak times and any additional traffic would add to these issues, Highway Safety wouldn't support any further traffic here. The owner has already put up some signs always requesting access which suggests that other drivers would also park on the access road leading to the development blocking access resulting in further complaints. These proposals could also put bus passengers at risk if they are waiting for a bus at this location.".*

The applicant's consultants Paragon Highways have proposed a Transport Regulation Order for waiting restrictions to resolve issues at the site access.

Highway Safety have been consulted and they have concerns about the introduction of waiting restrictions to improve visibility for this development at the detriment of a pre-school and immediately outside the pharmacy both of which are likely to strongly object as they would then not have any on-street parking outside their premises.

Highway Safety cannot therefore support the provision of waiting restrictions at this location.

Paragon have also said they are consulting with WYCA regarding re-siting the bus stop, but no proposals have been provided.

Internal Road Layout

The revised proposals show the minibus parking area removed, and parking is now shown to be provided to the existing dwellings house numbers 135 to 141.

The proposed includes 6.0m kerb radii, footways, a traffic calming ramp at the site access, a turning head, and sufficient off-street parking to the proposed 7 dwellings.

Existing Use

As far as the existing use is concerned the existing approval is for Engineering works to level site and change of use to park commercial vehicles (Minibuses). Conditional full permission (2021/90635). Condition 4 limits the number of vehicles to be parked to 7.

Conclusion

The Paragon Highways Technical Note submitted with this application provides traffic generation figures for the operation of 7 commercial minibuses and states that there is therefore no intensification in use. The approval just refers to the parking of minibuses. These proposals are therefore considered to be an intensification.

Highways Development Management (HDM) have objected to these proposals, however if the applicants can demonstrate that there is no intensification in use, it would on-balance be difficult to justify a refusal of these proposals on highway safety grounds.