

Hi William

Highways consultation response dated 27th June raised several issues as follows:

1, There are however no proposals for servicing the proposed workshop. The applicants should demonstrate by means of swept paths that the largest vehicle anticipated to visit the site can enter, exit, and turn within the site.

2, Also, no details are provided regarding the applicant's proposals for the storage and collection of wastes from the site. A refuse vehicle should not have to reverse out of the site.

The applicants have now provided SPACE Architecture and Design Limited drawing 23.001(2-)003 rev B showing parking and turning for the largest vehicle anticipated to regularly access the site and have confirmed that San Pedro Properties Ltd will arrange for a private company to collect refuse from the site and that this will also be done using a 3.5 tonne van.

These proposals are therefore considered acceptable to Highways Development Management.

Regards

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Principal Engineer- Highways Development Management
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Working Hours: Monday/Tuesday & Wednesday morning

Suggested conditions:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance

on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.