

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
Application No.	2023/90794
Proposed Development:	Outline application for erection of residential development and highways improvements comprising widening of lane at junction with Abbey Road
Location:	Land rear of, 15 & 17, Abbey Road, Shepley, Huddersfield, HD8 8EP
OS Map Reference	SE 420162.1914 410642.8333
Applicant/Agent:	Alistair Flatman Planning
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **18-May-2023**.

If you would like to contact the Case Officer: Nina Sayers for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90794>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **18-May-2023** then the application may be decided without the benefit of your views.

Dated: 27-Apr-2023

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Highways Development Management****2023/90794 Land rear of, 15 & 17, Abbey Road, Shepley, Huddersfield, HD8 8EP****Outline application for erection of residential development and highways improvements comprising widening of lane at junction with Abbey Road****Date Responded:11-8-23****Responding Officer: Ryan Kinder****Responding Ref:K12-47-1**

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

Outline application for erection of residential development and highways improvements comprising widening of lane at junction with Abbey Road.

Access to the site is taken via an established opening which serves a number of existing dwellings. The current width of the access is considered to be of substandard width to accommodate any additional dwellings, the applicant has proposed to carry out widening of the existing driveway to allow passage of two way vehicles in the vicinity of Abbey Road, which would be considered acceptable from a highways perspective.

Further to an initial request for more information regarding the provision of access for a fire tender, the applicant has submitted relevant details with regards to the provision of a dry riser inlet in the event of a fire at the property, this is due to the dwelling being in excess of 45m from Abbey Road. A suitable condition to this effect will be suggested to ensure this is provided.

With regards to the provision of storage and collection of waste from the property, there are a number of existing dwellings in the vicinity of the development, it is assumed the collection arrangements will take place of a similar nature, however a bin collection point has been requested adjacent to Abbey Road. It should be noted that the drag distance will exceed that of the recommended distance if collections do not take place in the direct vicinity of the proposed dwelling.

Overall the proposal is considered acceptable from a highways perspective, please include the following conditions into the decision notice if approved.

Dry riser inlet

The dwelling shall not be occupied until a dry riser with a remote inlet is provided. This shall be sited at the site access adjacent to Miry Lane. Thereafter a dry riser with a remote inlet shall be retained for the dwelling sited at the site access adjacent to Miry Lane.

Reason: To ensure appropriate and safe access arrangements are in place at the site in the interests of the health, wellbeing and safety of future occupiers of the development, in accordance with Local Plan Policy LP24 of the Kirklees Local Plan.

Access Widening

Before any of the development is occupied the works associated with widening the un-adopted road leading to the site hereby approved shall be laid out, hard surfaced sealed and drained in accordance with a specification submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to allow for safe pedestrian access to and from the site.

FOOTNOTE

The granting of planning permission does not authorise the carrying out of works within the highway, The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Highways Asset Management Team at vehicle.crossing@kirklees.gov.uk with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.