Consultation Response from KC, Highways Development Management
2023/91179 Land adjacent to, 137, Meltham Road, Lockwood, Huddersfield, HD4 7BG
Outline application for erection of one dwelling
Date Responded: 27/07/2023. Responding Officer: D. Stainsby Responding Ref: K6-4NW/4

This outline application is for one dwelling and does not seek approval of layout, access, scale, appearance, or landscaping of the development.

SITE ACCESS

An indicative access is shown on to B6108 Meltham Road However, a new vehicular crossing will need to be provided for the proposed access.

A bus stop is located along the site frontage with Bus Boarder kerbs and road markings in place and a telegraph pole.

To achieve an acceptable access to the site, the bus stop and associated boarder kerbs and clearway marking may need to be relocated. This will also result in the Traffic Regulation Order for the bus stop clearway needing to be amended accordingly.

The telegraph pole on the frontage may also need to be relocated.

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, 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 Design Engineer (Kirklees Street Scene: 01484 221000) 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.

VISIBILITY SPLAYS

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

INTERNAL LAYOUT

Confirmation on the size of the proposed dwelling to confirm the number of parking spaces is required,

Local guidance states that a minimum of 2 car parking spaces are required for a two or three bedroomed dwelling.

If the proposed dwelling is four bedroomed or more, then 3 car parking spaces would be required.

1 electric vehicle charging connection per dwelling is required.

As the access is on to a classified road, then vehicles will be required to enter and leave the site in forward gear.

A layout showing the location of the proposed parking spaces and swept path analysis to show that the vehicles can turn to leave the site in forward gear will be required.

The approved vehicle parking areas will need to 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.
www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

WASTE STORAGE AND COLLECTION

Bin storage areas need to be identified and, if required, a bin collection/presentation point should be shown located adjacent to the public highway.

The bin collection/presentation point must not obstruct the adopted highway or the access.

Details of waste storage and collection for both dwellings should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access, or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

Or at *https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx*).