

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

**2023/91251 adj, 18, Wells Road, Thornhill, Dewsbury, WF12 0LE**

**Discharge conditions 6 (parking), 7 (retaining walls/ structures), 8 (wastes), 9 (bat box) 10 (evc), 11 (Phase I Desk Study Report), 17 (drainage) on previous permission 2021/90209 for erection of detached dwelling**

**Date Responded: 20/06/23**

**Responding Officer: CNB**

**Responding Ref: K16-23NW/32**

This is a discharge of conditions application for previous permission 21/90209 for the erection of a detached dwelling with parking and an access on to Wells Road.

The application is for the discharge of conditions 6 (measures to manage parking), 7 (retaining walls/structures), 8 (waste storage and collection), 9 (bat box), 10 (evc), 11 (phase 1 desk study) and 17 (drainage). This consultation response is only concerned with conditions 6, 7 and 8 with the remainder being outside the remit of highways.

#### Condition 6

The development shall not commence until a scheme detailing measures to manage parking on the turning head on Wells Road to the east of the proposal site and all associated works, together with appropriate Safety Audits has been submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing no part of the scheme shall be brought into use until the approve scheme has been implemented.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with LP21 of the Kirklees Local Plan.

The measures to manage parking on the turning head would be done as a TRO proposal through the Kirklees highways safety team. A consultation with them indicates that the applicant has not contacted them to discuss the process, nor are they in receipt of the £6262.71 fee for processing the TPO (installation costs would be extra to this administration fee). The highways safety team cannot commence the process before receiving the funding and until this has occurred, we would **not** be able to discharge condition 6.

#### Condition 7

No development shall take place until details of the siting, design and material to be used in the construction of retaining walls/ structures near or abutting highway have been approved in writing by the Highways Structures.

Reason: To ensure that any new retaining structures do not compromise the stability of the highway and accord with LP21 & LP22 of the Kirklees Local Plan.

In consultation with the Kirklees highways structures team, we have been informed that the design of the burr wall supporting Wells Road would require a formal technical approval via submission of an AIP. Until the burr wall has been granted a technical approval, we would **not** be able to support discharge of condition 7.

#### Condition 8

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

The information submitted in drawing No ST/10 Vehicle Tracking is acceptable for discharge of condition 8. The adjacent properties are serviced by a large RCV and so access for this has been shown to be available. The location of the waste bin storage/collection points is within guidance and is

acceptable.

#### Conclusion

Condition 6 – no discharge until TRO process has been entered in to with payment of fees as noted above.

Condition 7 – no discharge until an AIP for the structure has been submitted and Kirklees highway structures have granted a technical approval.

Condition 8 – discharge of this condition acceptable.