

**Consultation Response from KC,  
Highways Development Management****2023/91272 Land Adj, 170, Penistone Road, Shelley, Huddersfield, HD8 8HZ****Erection of detached dwelling****Date Responded: 27/09/2023.****Responding Officer: D. Stainsby****Responding Ref: K12-40/25****RECOMMENDATION:**

The proposal is acceptable to Highways DM, subject to confirmation that the following can be met.

The following information is required:

- A revised layout showing the required visibility splays should be provided to ensure that the minimum visibility can be provided for vehicles leaving the site.
- Details of the location of a waste collection/presentation point should be provided with the point being clearly marked on a drawing.

**VEHICULAR ACCESS:**

The existing access on to Penistone Road is to be widened to 5 metres wide and a level area of driveway provided for the first 6 metres into the site.

If any gates are to be proposed, these should be set back 5 metres from the edge of the adopted highway and shall be hung as to only open inwards.

Visibility splays of 2.4m x 43m are required along Penistone Road. A revised layout showing the required visibility splays should be provided to ensure that the minimum visibility can be provided for vehicles leaving the site.

**INTERNAL LAYOUT:**

Parking is acceptable for the proposed dwelling and internal turning is proposed to enable vehicles to enter and leave the site in forward gear.

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 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

## WASTE STORAGE AND COLLECTION:

A bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details of waste storage and collection for both dwellings (existing and proposed) should be provided with the application, 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](mailto:waste.planning@kirklees.gov.uk).

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

## STRUCTURES

The following conditions requested by the Council's Structures Team should be included.

- Before the development commences, the proposed partial demolition and modification to the existing highway retaining wall supporting A629 Penistone Road to form a new access together with the design and construction details for the new retaining walls around the driveway shall be submitted (via the submission of an AIP) and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.
- Before the development commences a scheme detailing the exact location and fully dimensioned cross-sectional information along with the proposed design and construction details for the new building/s adjacent to the existing highway retaining wall supporting A629 Penistone Road shall be submitted so as to determine whether the proposed works will be liable to a formal technical approval (via the submission of AIP) by the Highway Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.
- Before the development commences, a full structural dilapidation survey of the existing highway retaining wall supporting A629 Penistone Road shall be undertaken by a suitably qualified and experienced structural engineer and a copy of the report submitted to the Highway Structures team for record purposes. A further structural dilapidation survey of the retaining wall shall also be required following the completion of the works and any defects arising in the highway retaining wall due to the works associated with the proposed development shall be made good to the satisfaction of the Council's' structures team, at the developer's expense.