

The previous Highways Development Management (HDM) consultation response dated 2nd August raised several concerns regarding these proposals including that visibility splays should be shown from the proposed site access to plots 1 and 2 onto Burn Road and from the two driveways to plots 3 and 4 on to byway HUD/396/40 and that any gates should be set back 6.0m from the highway to give space for a vehicle to pull off the highway.

The applicants have now provided amended plan number (22135)2 Scheme as proposed showing visibility splays and gates set back 6.0m.

HDM have therefore no further objection to these proposals

Suggested conditions

Access Sightlines to be provided.

Before development commences, the sightlines of 2.4m x 43m to the Burn Road access and 2.4 x 43 west and 2.4 x 33 east to the byway HUD/396/40 accesses as shown on plan number (22135)2 Scheme as proposed shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Gates to be set back.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back a minimum of 6m from the carriageway edge of both Burn Road and byway HUD/396/40 and shall be hung as to only open inwards. So long as such gates or barriers are in position, they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

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.