

**Consultation Response from KC,
Highways Development Management****2023/91413 adj, 25, Richmond Avenue, Fartown, Huddersfield, HD2 2QH****Outline application for erection of residential development****Date Responded:** 2nd October 2023**Responding Officer:** C Dows**Responding Ref:** K5-9NW/21

The application seeks outline permission with ALL matters reserved. Notwithstanding, with regards to highway matters consideration has been given to access and parking.

The details submitted indicate a 3-bedroom detached property is proposed. The layout indicates that parking will be provided in the form of parallel parking accessed from and perpendicular to Richmond Avenue, with two spaces for the existing property (number 25) and two spaces for the proposed new dwelling. The parking will be accessed from Richmond Avenue via a vehicular dropped crossing. It is assumed that servicing and waste collection arrangements will be the same as other properties on Richmond Avenue and could be either conditioned or addressed as a reserved matter.

In summary, Access and parking arrangements are considered acceptable. Highways are satisfied that servicing and waste collection arrangements can be accommodated and can be either conditioned or addressed as a reserved matter.

Highways have no objection to the proposal, if Planning are minded to recommend approval the following conditions should be attached to the Decision Notice.

Conditions:**Vehicular Access**

Development works shall not commence until a plan showing details of the proposed vehicular access to the site has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed as approved, prior to occupation of the development and retained for the lifetime of the development.

To ensure the free and safe use of the highway.

Vehicular Crossing - Section 184 of the Highways Act 1980

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.

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

Method of storage/access for waste

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling 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

Electric Vehicle Charging Point

Development shall not be occupied until an Electric Vehicle Charging Point has been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be retained for the lifetime of the development.

In the interest of promoting low carbon transport.