

|                                                                                               |                                     |                                     |
|-----------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>Consultation Response from KC, Highways Development Management (HDM)</b>                   |                                     |                                     |
| <b>2023/91835 Cliff Hollins Lane, East Bierley, BD12 7ET</b>                                  |                                     |                                     |
| <b>Use of land to provide access and landscaping to adjacent approved warehouse building.</b> |                                     |                                     |
| <b>Date Responded:</b> 04/02/25                                                               | <b>Responding Officer:</b> A.Darwin | <b>Responding Ref:</b> HDC 7-12NE/8 |

### **RECOMMENDATION:**

No objection, subject to conditions – See below

HDM have been consulted regarding an alternative car park access for a previously approved warehouse unit at the above site. The access is proposed to enable separate car park and service vehicle accesses to be provided for the unit. Consequential changes to the internal site layout will be required to accommodate these alternative access arrangements. However, these are not subject to this application.

Following comments previously provided by HDM (in consultation with the Councils S38 Team), the applicant has made various amendments to the car park access proposal. These car park access works have now been subject to a Stage 1 Road Safety Audit, which has not identified any issues that cannot be addressed through further design development at the detailed design stage.

The final information submitted in support of the proposals (relevant to HDM) is as follows:

- General Arrangement drawing AMA-22892-ENG-01\_P06;
- Proposed Site Plan drawing 2147\_PL\_126\_H;
- Stage 1 Road Safety Audit report MAL/I26PBRSA1Rev1 dated 28/11/24;
- Stage 1 RSA – Designers Response Report dated 31/01/25.

Based upon the above information, HDM offer no objection to the proposals, subject to the following proposed planning conditions and informatives:

#### **Vehicle and Pedestrian Spaces to be Laid Out – Condition**

*The development shall not be occupied until all areas and associated features shown on the approved plans that are to be used by vehicles and pedestrians, including roads, footpaths, cycle tracks, loading, servicing and parking areas have been laid out, surfaced and drained, such that loose materials and surface water does not discharge or transfer onto the adjacent highway, and shall thereafter be retained and maintained for the lifetime of the development.*

*Reason:- To ensure the free and safe use of the highway, in the interest of highway safety.*

#### **Approved Access – Condition**

*The car park access shall be in accordance with the preliminary design shown on the approved plan AMA-22892-ENG-01 P06, and shall be fully constructed and made operational prior to first occupation of the development and thereafter retained and maintained for the lifetime of the development.*

*Reason:- To ensure the free and safe use of the highway, in the interest of highway safety.*

#### **Approved Access – Informative**

*The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.*

*You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the*

*mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the site access(es).*

*This process will involve entering into a Section 38 or 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development.*

*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.*