

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

**2023/92821 Pentlands, New Mill Road, Holmfirth, HD9 7LN**

**Discharge of conditions 3 (CMP), 10 (Arboricultural Method Statement), 16 (traffic noise), 19 (external facing and roofing materials) and 21 (CEMP: Biodiversity) of previous permission 2020/91896 for demolition of existing dwelling and erection of 15 dwellings with associated access and external works**

**Date Responded: 9-10-2023.**

**Responding Officer: Mark Berry.**

**Responding Ref: 3-47-59.**

This application seeks approval to the discharge of conditions 3 (CMP), 10 (Arboricultural Method Statement), 16 (traffic noise), 19 (external facing and roofing materials) and 21 (CEMP: Biodiversity) of previous permission 2020/91896 for demolition of existing dwelling and erection of 15 dwellings with associated access and external works at Pentlands, New Mill Road, Holmfirth.

3. No development shall take place, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide details of:

- timetable of all works.
- the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks.
- pre-development road condition survey of New Mill Road.
- vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas.
- the parking of vehicles of site operatives and visitors.
- signage.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
- measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site.
- measures to control and monitor the emission of dust and dirt during construction.
- a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works.
- mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries).
- artificial lighting used in connection with all construction related activities and security of the construction site.
- site manager and resident liaison officer contact details (including their remit and responsibilities); and
- details of engagement with residents and occupants or their representatives. The development shall be carried out strictly in accordance with the approved CMP and no change there from shall take place without the prior written consent of the Local Planning Authority

The highways matters are as follows:

- 1, the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks.
- 2, pre-development road condition survey of New Mill Road.
- 3, vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas.

4, the parking of vehicles of site operatives and visitors.

5, loading and unloading of plant and materials.

6, measures to be taken to minimise the deposit of mud, grit, and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site.

7, Upon completion of the development, post-development road condition surveys and a schedule and timetable of remedial works shall be submitted.

A Construction Management Plan has been provided by the applicants to be read in conjunction with the Construction Phase (Health and Safety) Plan prepared ProActive.

Highways Development Management comments:

Whilst these documents are generally acceptable there are highways matters that are not addressed as follows:

1, No details of sight lines from the proposed construction access on to New Mill Road are provided. 2.4m x 70m should be shown to be provided.

2, No pre-development road condition survey of New Mill Road is provided.

3, No HGV vehicle routes are provided.

This condition should not therefore be discharged.