

**Consultation Response from KC,
Highways Development Management****2023/93704 land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB****Erection of 10 dwellings and associated works****Date Responded: 24/05/2024****Responding Officer: Ryan Kinder****Responding Ref:K16-6/38**

2023/93704 land northwest of, Urban Terrace, Denby Lane, Grange Moor

RECOMMENDATION: Objection due to:

- refuse storage and collection being substandard.
- Internal layout not to adoptable standard.
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Development Overview:

The site takes access off Denby Lane in the village of Grange Moor, the site is located between the junctions of Stoneroyd and Denby Park Drive.

Reference plans/documents:

- Site Layout – ref 22D26-FBA-ZZ-XX-DR-A-0708-P11 dated Oct 2023
- Long sections – ref Y22054-D901=REV1 dated 20-11-20223
- Transport Statement – ref 23102-1 dated Nov 2023

Vehicular access:

It is proposed to access the site via one existing singular point of access off Denby Lane which is adopted, Suitable visibility splays have been demonstrated of 2.4m x 43m and will be secured via condition.

Having consulted with the Councils Highway Safety team they have advised that there is an existing level of on street parking adjacent to development in the vicinity of Urban Terrace, to improve the situation and maintain a safe level of visibility they have suggested that a scheme to improve visibility and parking is provided and will be conditioned accordingly.

Internal Layout

The applicant has advised that the internal layout will remain private, however this should still be built to adoptable standards, it is considered that the initial section of road up to the gated arrangements and round to the area marked for 'future development' should have 2.0m wide footways on each side and be of traditional estate road arrangement.

No information has been provided in terms of refuse collection, the current indicated refuse collection point for plots 4 to 10 is in excess of the adopted highway and therefore unacceptable, it is suggested that the initial section of road be adopted and suitable swept paths demonstrated for a refuse collection vehicle. Or a bin collection point located adjacent to Denby Lane to serve the development as a whole. The bin collection point for plots 5- 9 is also in excess of the adopted highway and considered unacceptable.

The gating off of the private road raised concerns for emergency service vehicles, it is recommended this element be removed.

Parking

It appears an acceptable level of off street parking is provided for each dwelling, confirmation of parking space sizes for each dwelling and garage sizes is requested.

HDM raise concerns with the application in its current form.