

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: 18/07/2024 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. 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 - Revised site layout - ref 22D26-FBA-ZZ-XX-DR-A-0708-P17 dated Oct 2023 Updated comments 18/07/2024 Further to submission of revised site layout, an additional 2.0m wide footway has been provided adjacent to plot no 3 which is a welcome improvement. The refuse collection arrangements remain unchanged to the previous layout, the drag distance for refuse operatives to collect the bins to the rear of the POS (plots 5-9) exceeds the maximum distance of 8m - in line with the Councils Waste Management Design Guide for New Developments. As the Council have a duty to collect refuse from residential properties there is insufficient evidence that private collection arrangement can be guaranteed and therefore considered unacceptable. Regarding the waste collection for plots 4-10 again this exceeds the drag distance for operatives from Denby Lane, given the applicant has failed to demonstrate that an 11.85m refuse collection vehicle can access the development and turn around in the vicinity of the bin collection point is considered unacceptable. The design of the turning head adjacent to plot 7 should be squared off and designed to an adoptable standard, the current arrangement would restrict vehicle turning in particular for larger vehicles and cause issues for street sweeping vehicles. The gating off of the private road raises concerns for emergency service vehicles, it is recommended this element be removed. Previous concerns remain unchanged with HDM maintaining their objection.

Previous comments 24/05/20024

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.