

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:07/11/2024
Responding Officer: Ryan Kinder
Responding Ref:K16-6/38

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

RECOMMENDATION: Further information requested as follows:

- Stage 1 Safety Audit in accordance with GG119 and designers response required for internal layout with a scoping brief to be agreed prior to undertaking of audit.
- Clarification of the internal layout to be adopted by the Council.
- provision of 'Highways Area Plan'.

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-0719-P06 dated Aug 2024.
- Transport Statement – ref 23102-Issue 3 dated 9 September 2024.

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

Clarification is sought on the intention of having the internal layout to be adopted by the Council, the proposed layout as it stands appears to be suitable for this, however if the internal layout is to remain private then a refuse vehicle will not be obliged to enter any of the site which is intended to remain unadopted. In addition a refuse collection point and turning for a refuse vehicle at that location will be required if not adjacent to Denby Lane.

A plan detailing the intended area for adoption or to remain private is requested, this 'Highways Area Plan' plan will form part of the approved planning documentation, should amendments be required in terms of the areas to be adopted etc if planning is approved then a section 73 application will be required to vary this. An example of the requirements of this plan can be obtained by contacting me direct.

A stage 1 safety audit in accordance with GG119 and designers response is requested for the

proposed development internal layout. A scoping brief will need to be submitted and agreed with the Councils Highway Safety audit team with any amendments required prior to or as a result of its undertaking.

Parking

It appears an acceptable level of off street parking is provided for each dwelling.

HDM raise concerns with the application in its current form and request further information as set out above.