

**2024/90042 boundary wall opposite Reddisher Farm, Reddisher Road, Marsden, Huddersfield, HD7 6NF**

**Planning permission for demolition of boundary wall (within a Conservation Area)**

**Date Responded:** 11<sup>th</sup> June 2024

**Responding Officer:** C Dows

**Responding Ref:** K1-9/1

**Recommendation: No objection, subject to conditions**

The application seeks permission for the removal of a small section of wall on Reddisher Road, opposite Reddisher Farm. The works are required to facilitate the installation of a Distribution Network Operator (DNO) cabinet and access stairway, to provide safe pedestrian access to the DNO cabinet. The works form part of the Trans-Pennine Route upgrade scheme.

The application states that the DNO cabinet and stairway are permitted development, the removal of the wall being the works for which planning permission is required. The section of wall to be removed is approximately 800mm wide, sufficient width to provide pedestrian access only. It has been confirmed by the Applicant that the opening will be gated and that the gate will open inwards.

Reddisher Road is an unclassified, adopted rural road, with street lighting commensurate to the nature of the road, in the vicinity of the proposed works Reddisher Road is around 7.0m wide, no footways are present.

In terms of traffic generation once constructed the facility will generate minimal traffic other than occasional visits for routine inspection and maintenance, these are anticipated to occur approximately six monthly using a small van. Any potential disruption is likely to occur during the construction phase, to ensure this is undertaken in a safe and controlled manner a condition is requested requiring submission of a Construction Management Plan (CMP).

In summary, subject to a condition requiring submission of a CMP HDM have no objection to the proposed works.

**Construction Management Plan (CMP) Condition:**

Prior to the commencement of development (including ground works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- Hours of works;
- Details of construction access arrangements;
- Construction vehicle sizes and routes (with swept path analysis testing if necessary);
- Numbers and times of construction vehicle movements;
- Locations of HGV waiting areas and details of their management;
- Details of parking for construction workers (including vans);
- Loading and unloading of plant and materials;

- Storage of plant and materials;
- Signage;
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
- Site manager/liaison officer contact details, including details of their remit and responsibilities.

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change there from shall take place without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, and to accord with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the highway network and to avoid increased risks to highway safety are devised and agreed at an appropriate stage of the development process.