

Consultation Response from KC, Highways Development Management
2024/90206 Garden House, 13, Longlands Road, Dewsbury, WF13 4AB
Demolition of existing dwelling and erection of detached dwelling
Date Responded: 09/07/2024
Responding Officer: CNB
Responding Ref: K14-10NW/6
This application is for the demolition of an existing detached dwelling and garage and the erection of a replacement 5-bedroom detached dwelling with existing parking and an access on to Longlands Road, an unadopted residential access road of approximately 5.7m width with a footway on the side of the application site with some street lighting present. The site is approximately 200m from stops on a high frequency bus route. There are convenience stores and a post office within 370m, and it is approximately 170m to a primary school. The site is within the vicinity of the local Dewsbury hospital and so medical facilities are within a short distance too. The application doesn't appear to be changing the access or the driveway parking, with the biggest highways related change being the loss of an attached garage. The driveway parking with the proposals is approximately 26m x 6.5m and this is suitable for the three parking spaces required by the 5 bedrooms proposed for the new dwelling. Drawing No PL01 appears to show space for turning within the site to the north of the dwelling, although no swept path analysis details were provided to indicate this, and this is acceptable, although reversing to park from an unclassified and unadopted residential access road in this location would not have been a highway safety concern. There is a bin storage location point indicated on the submitted drawing, however this may not be suitable as a bin collection presentation point. It is expected that waste/recycling collections will be made as currently carried out and there appears to be space within the access bell-mouth that would not obstruct the footway or access. As the access to the site is off an unadopted road and close to a primary school we would like to see a demolition/construction access management plan provided by the applicant to indicate the type and size of vehicles and the times they are expected to visit the site (avoiding school start/end times), routes these vehicles would take through the local highway network, how safe access would be maintained along Longlands Road for all users, the location of parking for deliveries and contractors vehicles, locations of site facilities and materials storage, plus details of any wheel washing facilities to avoid dragging mud and debris on to the highway. This can be conditioned. With this we consider that the application is acceptable on highways grounds with the following condition. Condition Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic

management/banksman for large deliveries, the provision and the use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety