

**Consultation Response from KC,
Highways Development Management**

2024/90245 adj, 84, Dalton Green Lane, Dalton, Huddersfield, HD5 9UQ

Discharge conditions 5 (Construction Management Plan), 6 (visibility splays), 7 (parking spaces), 8 (materials), 9 (boundary treatment), 10 (floor levels), 11 (biodiversity enhancement), 12 (doors and windows) on previous permission 2021/94645 for erection of detached dwelling with parking and division of existing garden to provide amenity, parking and bin storage

Date Responded: 15-4-2024.

Responding Officer: Mark Berry.

Responding Ref: 11-7NW-11.

This application seeks approval to the discharge of conditions 5 (Construction Management Plan), 6 (visibility splays), 7 (parking spaces), 8 (materials), 9 (boundary treatment), 10 (floor levels), 11 (biodiversity enhancement), 12 (doors and windows) on previous permission 2021/94645 for erection of detached dwelling with parking and division of existing garden to provide amenity, parking and bin storage at land 84, Dalton Green Lane, Dalton, Huddersfield.

5. Prior to development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall address public safety and site security; site operating hours; construction methodology and programme; controls to be put in place to limit noise and vibration; proper management of air, dust, stormwater and site drainage/sediment; site waste management and materials re-use; traffic management, including access routes to and from the site; and site-specific details which require detailed assessment including interface with adjacent owners. Thereafter all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Whilst the reason for this condition includes highway safety the only highways matter referenced in the condition is traffic management, including access routes to and from the site.

A written statement is provided which refers to traffic management issues including on-site parking and access for deliveries, but no plans are provided to show where and how these facilities are to be provided. Also, no details of wheel washing facilities or details of any routes are provided.

This condition should not therefore be discharged.

6. Development shall not commence until visibility splays of 2.4m x 43m from the proposed vehicular access on Albany Road have been cleared of all obstructions and the walls adjacent to vehicular entrance/exit lowered to a height no taller than 0.9m, as shown on the approved layout plan (dwg no. AL02revB). Thereafter, visibility splays of 2.4m x 43m from the proposed vehicular access on Albany Road shall be retained.

The proposed sight lines are contained within existing public highways and HDM have therefore no objection to the discharge of this condition.

7. The dwelling hereby approved shall not be brought into use until the driveway and parking spaces to serve the new dwelling and no. 84 Dalton Green Lane as indicated on the hereby approved block plan (dwg no. AL 03revB) have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance and the recommendations contained within the Arboricultural Method Statement. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for access and parking.

No photographic evidence is provided to show that the driveway and parking to serve the new dwelling has been laid out with a hardened and drained surface.

This condition cannot therefore be discharged.