

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

**2024/90255 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT**

**Reserved matters application, including the considerations of appearance, landscape, layout, and scale for the erection of 26 dwellings pursuant to outline permission 2019/94051 (outline application of up to 39 dwellings and associated works), discharge of conditions 27 (Arboriculture Assessment), 28 (Ecological Assessment), 29 (Public Right of Way)**

**Date Responded: 7-5-2024.**

**Responding Officer: Mark Berry.**

**Responding Ref: 4-1-50.**

This is a reserved matters application, including the considerations of appearance, landscape, layout, and scale for the erection of 26 dwellings pursuant to outline permission 2019/94051 at land Off, Burn Road, Birchencliffe, Huddersfield.

This site is land to the south and east of the existing newly build Woodlands Court and includes the extension of the existing road to form a new turning head.

The proposals shown 26 detached, semi-detached, and terraced houses to the eastern side of the existing road (10 dwellings) and to the south of the site with access via the proposed turning head (6 dwellings) or 2 private driveways each serving 5 dwellings.

Highways Development Management comments.

1, The plans should be amended to provide a 2.0m footway to all section of the proposed traditional estate road including the turning head and to the front of plots 1 to 10.

2, Swept paths should be provided which demonstrate that an 11.85m refuse vehicle can enter and exit the site from Burn Road and turn within the site. All schemes must incorporate reasonable tolerances and safety margins. A good starting point is to allow 0.5m clearance to kerbing or vertical obstructions on each side of the swept path. Designs should therefore, where possible, aim to cater for vehicles larger than the above minimum standards.

3, Bin collection points should be provided to all dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.

Section 38 comments

1, The access road turning head must be increased from plot no. 16 to plot no. 14 to reduce the bin carry distance.

2, The turning head near plot no. 26 needs to be increased in size to ensure it is effective.

3, An existing wall is shown to cross the proposed 2m footway. This needs to be eliminated from the proposed footway area.