

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

**2024/90425 land south of, Swallow Lane, Golcar, Huddersfield, HD7 4NB**

**Discharge of conditions 3 (CEMP), 4 (CMP), 5 – 7 (Ground Investigations), 9 (road specification), 10 (footway specification), 11 (road condition survey), 12 (surface water drainage strategy), 13 (construction phase drainage strategy), 14 (arb method statement) and 15 (invasive non-native species protocol) on previous permission 2020/94096 for erection of 21 dwellings and associated works**

**Date Responded:18-2-2024.**

**Responding Officer: Mark Berry**

**Responding Ref: 2-4-15**

This application seeks approval to the discharge of conditions 3 (CEMP), 4 (CMP), 5 – 7 (Ground Investigations), 9 (road specification), 10 (footway specification), 11 (road condition survey), 12 (surface water drainage strategy), 13 (construction phase drainage strategy), 14 (arb method statement) and 15 (invasive non-native species protocol) on previous permission 2023/92749 for Variation of condition 2 (plans and specifications) on previous permission 2020/94096 for erection of 21 dwellings and associated works at land south of, Swallow Lane, Golcar, Huddersfield.

4. Prior to development commencing, a schedule of the means of access to the site for construction traffic (a Construction Management Plan (CMP)) shall be submitted to, and approved in writing, by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. It shall also include details of a site manager and point of contact for residents in the event of any issues arising through the construction process. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

The applicants have provided an acceptable Traffic Management Plan and Highways Development Management have therefore no objection to the discharge of this condition.

9. Prior to development commencing, a scheme detailing the proposed internal adoptable estate roads shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, details of speed reducing features, construction specifications, drainage works, lighting, signage, white lining, surface finishes, and treatment of sightlines together with an independent safety audit covering all aspects of the works. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter. Reason: To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the necessary design has been secured prior to relevant works being undertaken.

10. Prior to development commencing, full details of the hereby approved footway on Swallow Lane shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include measures to prevent vehicles accessing the site after the first occupation of any dwelling. The development shall not be brought into use until the Swallow Lane footway has been completed in accordance with the approved details. Reason: To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the necessary design has been secured prior to relevant works being undertaken.

These proposals (internal adoptable estate roads and footway) will require a separate formal Technical Approval by the Council's Highways Section 38 Team. The council's Section 38 Engineer confirms that technical approval has not yet been granted for a section 38 Agreement and this condition cannot therefore be discharged.

11. Prior to development commencing, a survey of the condition of the surrounding road network as highlighted in green on the plan ref. 'Golcar 2', received on the 18th of October 2022, shall be submitted to, and approved in writing by, the Local Planning Authority. Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys which has been caused by vehicles operating in the construction of the development hereby approved. The approved mitigation works shall be fully implemented prior to final occupation of the development. If a defect is identified during other routine inspections of the highway that is a danger to the public, it must be made safe and repaired within 24 hours from the applicant being notified by the Local Planning Authority.

The survey provided only shows the site access from Swallow Lane and not the surrounding road network. Note Century View should also be included if it has been adopted as highway maintainable at public expense. This condition should not therefore be discharged.