

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

**2024/90591 Land at, Lancaster Lane, Brockholes, Holmfirth, HD9 7BP**

**Discharge conditions 3 (internal estate roads) and 5 (future management and maintenance) on previous permission 2021/91578 (APP/Z4718/W/21/3284361) for erection of 9 detached dwellings with associated works**

**Date Responded: 14-5-2024.**

**Responding Officer: Mark Berry.**

**Responding Ref:12-7-2.**

Further to the initial highways consultation response dated 22<sup>nd</sup> April regarding this site.

The applicants have provided further information as follows:

- 1, The applicant has decided that Lancaster Lane is not to be adopted and to stay in Petrian Constructions ownership, due to personal reasons.
- 2, The current existing wall on Lancaster Lane is being kept and repaired where needed.
- 3, Details of road gradients have been provided.

#### Highways Development Management Comments

- 1, PROW have been consulted, and they confirm that this section of Lancaster Lane is used by houses and bike riders and should **not** be gated, lockable collapsable bollards should be used instead to allow a suitable access for horse and bike riders.
- 2, Highways Structures have been consulted and they have confirmed that the existing retaining wall to the western boundary of the site will not have been constructed to a standard that will allow highway loading and this wall will therefore need to be re-designed to be to a suitable standard.
- 3, The Drainage Strategy document shows a 5.0m x 3.0m x 1.0m attenuation tank within Lancaster Lane. Lancaster Lane is a PROW and shares the same status as an adopted highway and the proposed tank will therefore be liable to systematic inspection.

Note: All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.

Highways Structures have stated that a private management company will not be accepted as an appropriate body to undertake the necessary inspections.

The Structures Section recommendation is that the proposed tank is not located within Lancaster Lane.

- 4, The plans attached to the Drainage Strategy document show drainage channels across the width of the carriageway at intervals. These are not acceptable for a road build to an adoptable standard. The drainage design should include road gullies only.
- 5, The unadopted road details do not show details of the blocked paved hard margins.