

**Consultation Response from KC,
Highways Development Management****2024/90769 adj, 27, Riley Park, Kirkburton, Huddersfield, HD8 0SA****Erection of one detached dwelling and associated works****Date Responded: 5-6-2024.****Responding Officer: Mark Berry.****Responding Ref: 12-42-2.**

This application seeks approval to the erection of one detached dwelling and associated works adjacent to 27, Riley Park, Kirkburton, Huddersfield.

The proposals include the construction of a new 5 bedroomed detached house with integral double garage on a steeply sloping site to the eastern side of Riley Park. Public right of way Kirkburton 72/10 runs along the southern boundary of the site.

The plans show a gabion basket retaining wall to the northern side of the proposed driveway and a stone-faced retaining wall to the south running immediately adjacent to the PROW.

The site falls steeply from Riley Park down to the site of the proposed dwelling.

2.4m x 43 m sight lines shown from the site access onto Riley Park.

Highways Development Management have concerns regarding these proposals as follows:

1, No driveway gradient is specified. This needs to be specified, the maximum acceptable gradient is 1 in 8.

2, No bin collection point is shown on the plans. A bin collection point should be shown to be provided to enable bins to be presented on collection day without either obstructing the highway or proposed driveway.