

Consultation Response from KC, Highways Development Management
2024/91571 DC Ground And Tree Care, Station Lane, Heckmondwike, WF16 0NF
Erection of new warehouse/office unit
Date Responded: 11/12/2024. Responding Officer: D. Stainsby Responding Ref: K9-10SE/11

RECOMMENDATION.

The proposals are considered acceptable to Highways Development Management subject to

- a revised car park layout which incorporates a disabled parking space.

SITE ACCESS

A new vehicle access 7.3m wide is proposed into the site

An independent speed survey was carried out by Sanderson Associates to ascertain whether visibility splays of below 2.4m x 43m could be accepted.

The 85th-percentile speeds (adjusted for wet weather) were returned as 22.3mph for southwest-bound traffic and 26.0mph for northeast-bound traffic.

These speeds are commensurate with safe stopping distances of 28.6m and 35.2m respectively.

With the introduction of a 2.0m footway to the front of the site, visibility splays of 31.8m and 38.7m are achieved when measured 0.6m into the carriageway. These figures are above the recommended minimums, and represent a marked improvement compared to both existing access points for the disused car park facility.

Given this, the scheme is considered acceptable from a highway's perspective.

Approved Access – Condition

Means of access to and from the site shall be in accordance with the preliminary access design(s) as shown on the approved plan No. 24-31-2 and delivered prior to first occupation of the development and thereafter retained and maintained for the lifetime of the development.

Reason: - To ensure the free and safe use of the highway, in the interest of highway safety.

Approved Access - Informative

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.

You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the site access(es).

This process will involve entering into a Section 38 or 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development.

Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Gates to be set back

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 9m from the back of footway and shall be hung as to only open inwards. So long as such gates or barriers are in position, they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

INTERNAL LAYOUT

The proposed car parking shows there is provision for 25 vehicles, including 3 EV charging points. However, no disabled parking spaces has been provided.

A revised plan showing the provision of a disabled car parking space should be provided.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

