Consultation Response from KC, Highways Development Management
2024/91602 156, Upper Road, Batley, WF17 7BJ
Discharge conditions 1-20 on previous permission 2022/91343 for conversion of public house to form two dwellings, erection of garages and one detached dwelling, demolition of external outbuildings and associated works
Date Responded: 26-6-2024. Responding Officer: Mark Berry Responding Ref: 14-10NE-5.

Kirklees COUNCIL

This application seeks approval to the discharge conditions 1-20 on previous permission 2022/91343 for conversion of public house to form two dwellings, erection of garages and one detached dwelling, demolition of external outbuildings and associated works at 156, Upper Road, Batley.

8. Prior to construction commencing, a schedule of the means of access to the site for construction traffic 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. 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.

No details of the routing of the of construction traffic to and from the site or details of the times of use of the access are provided.

Routing should be via the A638 Halifax Road from the south all other turning movements into the site will be extremely difficult for larger vehicles.

Timing should avoid the peak AM and PM hours for traffic 8.00 to 9.30 and 16.00 to 18.00

9. Before development commences on the superstructure of the new dwelling, details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation of the dwellings and shall be so retained thereafter. Reason: In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

Details of where bins are to be stored and the location of bin presentation points are provided. HDM have therefore no objection to the discharge of this condition.