

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

2024/91852 30, Lightridge Road, Fixby, Huddersfield, HD2 2HF

Demolition of existing dwelling and garage and erection of 3 detached dwellings and detached gym associated with one dwelling, with associated highways, landscaping and external works

Date Responded: 28/08/2024.

Responding Officer: D. Stainsby

Responding Ref: K4-5NW/15

This application is for the demolition of an existing bungalow and garage and the erection of 3 detached dwellings and detached gym associated with one dwelling, with associated highways, landscaping and external works erection of 2 dwellings with associated off-street parking.

RECOMMENDATION:

The proposals are acceptable from a Highways perspective

Lightridge Road is a 30mph two-way single carriageway local distributor road with footways on both sides and street lighting present.

There were no trip generation details provided with the application, but the proposals are not expected to generate sufficient vehicle trips as to have an impact on the operation of the local highway network.

SITE ACCESS.

A new access is proposed onto Lightcliffe Road. The width of the site access into the development is approximately 5.5m. This will allow for two-way vehicle movements in and out of the site

The application has provided details that show visibility splays of 2.4 x 43m can be achieved at the proposed access and are suitable for a 30mph road.

The visibility splays should be maintained, and we would request that the new footway area should be offered up for adoption by the Highway Authority to achieve this. Alternatively, a condition should be imposed to keep the area clear of any obstruction.is added to any planning permission to achieve this,

The existing vehicle access to the site is proposed to be closed and the footway reinstated at this location.

The highway works required to provide the new access, widening of the footway and reinstatement of the footway should be done under a s184 agreement, and the applicant is advised to contact the Kirklees Street scene team as soon as possible to arrange this. This should be added as a footnote.

CONSTRUCTION.

The site is near a Primary School and, as such, it is considered that a restriction on construction/delivery vehicles should be imposed during school starting and closing times.

INTERNAL LAYOUT

The site layout satisfactorily demonstrates that sufficient parking, turning and manoeuvring space would be available to serve the proposed dwellings.

WASTE STORAGE AND COLLECTION

Bin storage areas and bin collection/presentation points are shown and are acceptable.

RECOMMENDED CONDITIONS

Nothing shall be permitted to be planted or erected within a strip of land 2.4m deep measured from the carriageway edge of Lightridge Road along the full frontage of the site. This should be in place for the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety

Before any dwelling is occupied turning facilities shall be provided in accordance with the details shown on drawing no (20) 001A. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Prior to construction commencing, details of the times of use of the access by construction traffic shall be submitted to and approved in writing by the LPA. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety

FOOTNOTES

The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

The approved internal access road and 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