

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

2024/92077 749, New Hey Road, Outlane, Huddersfield, HD3 3YL

Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 14 (site access) on previous permission 2023/91173 for conversion and adaption of existing Listed barn to form new dwelling with associated car parking and external works [Listed Building]

Date Responded: 17/09/24

Responding Officer: CNB

Responding Ref: K1-46/3

This is a discharge of conditions application for conditions 4 (Phase 1 desk study) and 14 (site access/ Construction Access Management Plan) for previous permission 23/91173 for the conversion of an existing barn to form a new dwelling.

This application was accompanied by drawing No AL0051 "Site Construction Management Plan".

This response deals with condition 14 only.

Condition 14

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 numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. 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.

Reason: This is a pre-commencement condition in the interests of highway safety and the amenities of nearby occupiers of residential property to ensure that appropriate arrangements are in place to support the development throughout the construction period and to accord with Chapters 9 and 15 of the National Planning Policy Framework and Policies LP21, LP24 and LP52 of the Kirklees Local Plan.

The supplied drawing clearly shows the location of worker and delivery parking, materials storage, on site facilities and wheel washing facilities as requested within the condition wording, and these are acceptable.

The drawing also indicates that construction access would be restricted to 7.30 – 18.30 weekdays and 8.00 – 13.00 Saturdays. This is acceptable for highways.

It also indicates that the largest vehicles to be expected to access the site would be articulated wagons and skip wagons. The drawing included a swept path analysis to indicate a vehicle can turn within the site to allow it to enter/exit in forward gear, however no details were given as to the size or type of vehicle used for the swept path analysis and the swept path excluded the narrow access or turn to/from A640 New Hey Road. This is a noticeable omission and does not provide sufficient detail to allow us to fully assess the construction access for the site.

Due to this we cannot support the discharge of condition 14 until the full details of the swept path analysis is included for the largest vehicle expected to access the site from A640 New Hey Road, with full details for the vehicle used to generate the swept path.