

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

2024/92081 land adj, 36, Oxford Road, Dewsbury, WF13 4LL

Discharge of details reserved by conditions 3 (Remediation Strategy), 5 (CEMP:Biodiversity), 6 (CEMP), 7 (Arboricultural Method Statement), 8 (highway condition survey), 9 (Drainage strategy), 10 (Temporary drainage), 11 (BEMP) and 15 (oil / petrol inteceptor) of previous permission 2023/92712 for erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

Date Responded: 2-9-2024.

Responding Officer: Mark Berry.

Responding Ref: 14-10SW-18.

This application seeks approval to the discharge of details reserved by conditions 3 (Remediation Strategy), 5 (CEMP:Biodiversity), 6 (CEMP), 7 (Arboricultural Method Statement), 8 (highway condition survey), 9 (Drainage strategy), 10 (Temporary drainage), 11 (BEMP) and 15 (oil / petrol interceptor) of previous permission 2023/92712 for erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access at land adjacent, 36, Oxford Road, Dewsbury.

Condition 6. Prior to development commencing (including demolition, ground works, vegetation clearance), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall include details of:

- Any phasing of development and timetable of all works.

- Hours of works.
 - Details of construction access arrangements:
 - Construction vehicle sizes and routes.
 - Numbers and times of construction vehicle movements.
 - Locations of HGV waiting areas and details of their management.
 - Parking for construction workers.
 - Loading and unloading of plant and materials.
 - Storage of plant and materials.
 - Signage.
 - Lighting during construction works.
 - Temporary drainage arrangements, including details of the disposal of surface water from the development including methods to manage silt.
 - Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site.
 - Street sweeping.
 - Measures to control and monitor the emission of dust and dirt during construction.
 - Site waste management, including details of recycling/disposing of waste resulting from construction works.
 - Mitigation of noise and vibration arising from all construction-related activities, including restrictions on the hours of working on the site including times of deliveries.
 - Artificial lighting used in connection with all construction-related activities and security of the construction site.
 - Site manager and resident liaison officer contacts, including details of their remit and responsibilities.
 - Means of engagement with residents and occupants or their representatives.
- and
- Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period). The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

The relevant highways issues are as follows:

- Hours of works.
- Details of construction access arrangements:
- Construction vehicle sizes and routes.
- Numbers and times of construction vehicle movements.
- Parking for construction workers.
- Loading and unloading of plant and materials.
- Storage of plant and materials.
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site.
- Street sweeping.

The applicants have provided a Construction Management Plan (CMP) prepared by Majestic Site Management.

The CMP makes no mention of measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site or street sweeping.

The CMP should confirm that deliveries to the site will be outside the peak hours for the nearby St John Fishers Academy and Westborough High School.

This condition should **not** therefore be discharge.

Condition 8. Prior to the commencement of development (including ground works), a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include all highway features, including carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signage, and road markings.

Upon completion of each phase of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out following the completion of all construction works related to each phase of development and prior to the occupation of the final dwelling associated with each phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these highway defects shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

The applicants have provided an acceptable highway condition survey/plan and Highways

Development Management have therefore no objection to the discharge of the first part of this condition.