

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

2024/92512 Land at, Whitehall Road West, Birkenshaw, BD11 2LS

Discharge of details reserved by conditions 5 (internal roads), 6 (right turn lane), 8 (materials), 13 (ecological enhancement), 14 (coal mining legacy), 17 (temporary drainage), 18 (temporary waste arrangements), 20 (phase I study), 25 (air quality) and 27 (Construction Environmental Management Plan) of previous permission 2020/92802 for erection of 10 dwellings with associated infrastructure

Date Responded: 17-12-2024.

Responding Officer: Mark Berry.

Responding Ref: 8-10NW-10.

This application seeks approval to the discharge of details reserved by conditions 5 (internal roads), 6 (right turn lane), 8 (materials), 13 (ecological enhancement), 14 (coal mining legacy), 17 (temporary drainage), 18 (temporary waste arrangements), 19 (noise assessment), 20 (phase I study), 25 (air quality) and 27 (Construction Environmental Management Plan) of previous permission 2020/92802 for erection of 10 dwellings with associated infrastructure at land at, Whitehall Road West, Birkenshaw,

5. No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

6, Prior to the commencement of the development, a detailed scheme for the provision of a right turn lane from Whitehall Road West (including re-siting the existing pedestrian island with Whitehall Road West) into the site with associated signing and white lining shall be submitted to and approved in writing by the LPA. The scheme shall include construction specifications, white lining, signing, surface finishes together with an independent Safety Audits covering all aspects of the work. All the agreed works shall be implemented before any part of the development is first brought into use.

The plans submitted are for a larger development of 23 dwellings and include additional land to the rear of the site which is the subject to a current planning application number 2024/92281.

These conditions cannot therefore be discharged.