

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

2024/92949 Land off Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT

Discharge of conditions 9 (retaining walls), 17 (Phase II Report), 18 (Remediation), 21 (Coal mining) 23 (charging facilities), 24 (facing materials) and 27 (construction management plan) of previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping

Date Responded: 18-12-2024.

Responding Officer: Mark Berry.

Responding Ref:13-9-1.

This application seeks approval to the discharge of conditions 9 (retaining walls), 17 (Phase II Report), 18 (Remediation), 21 (Coal mining) 23 (charging facilities), 24 (facing materials) and 27 (construction management plan) of previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping at land off Bankwood Way, Birstall Retail Park, Birstall, Batley.

27. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall provide: • a timetable of all works; • details of the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks; • details of vehicle sizes and routes, times of vehicle movements, and identify the location of any HGV waiting areas and include details of the management of said areas; • details of the parking of vehicles of site operatives and visitors; • details and locations of signage; • details loading and unloading of plant and materials; • details of storage of plant and materials used in constructing the development; • details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing; • 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; • measures to control and monitor the emission of dust and dirt during construction; • a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works; • details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries); • details of artificial lighting used in connection with all construction related activities and security of the construction site; • site manager and resident liaison officer contact details (including their remit and responsibilities); • details of engagement with local residents and occupants or their representatives; and • measures to minimise the risk of harm to/ensure the protection of protected and notable species present at the site and those habitat features to be retained through the works, and to ensure the control/management of invasive species (including information on key working methods, timings and monitoring measures. The development shall be carried out strictly in accordance with the approved Construction Management Plan and no change there from shall take place without the prior written consent of the Local Planning Authority.

The applicants have provided an acceptable Construction Management Plan and Highways Development Management have no objection to the discharge of this condition as far as the matters relevant to Highways are concerned.