Consultation Response from KC, Highways Development Management
2024/93377 Land adj, 196, Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH
Discharge of details reserved by conditions 6 (footpath), 8 (bin storage), 9 (drainage), 10 (FRA), 14 (ecology), 19 (construction management plan) on previous permission 2023/93097 for erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping
Date Responded: 28-1-2025. Responding Officer: Mark Berry. Responding Ref: 15-6NE-20.

Kirklees COUNCIL

This application seeks approval to the discharge of details reserved by conditions 6 (footpath), 8 (bin storage), 9 (drainage), 10 (FRA), 14 (ecology), 19 (construction management plan) on previous permission 2023/93097 for erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping Land adjacent to 196, Wakefield Road, Earlsheaton, Dewsbury.

6,Notwithstanding the details shown on the hereby approved plans, the development shall not commence until a scheme detailing the provision of a 2.0m wide footway, site access and associated works, including retaining structures, to the Park View frontage of the development site, construction specification, surfacing, drainage and kerbing and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and shall be thereafter retained.

Condition 6 requires a scheme detailing the provision of a 2.0m wide footway, site access and associated works, including retaining structures, to the Park View frontage of the development site.

The Highways Development Management consultation response dated 11th December 2023 was as follows, *"There are raised kerbs to the frontage of the proposed development to provide vehicle restraint at the top of the existing access. These kerbs will become redundant if the levels are raised to accommodate the proposed development".*

The applicants have submitted details of a vehicular crossing which is required to gain access to the site trough the raised kerbing.

To determine whether the applicant's proposals are acceptable they need to determine if the *raised* kerbing needs to be retained, otherwise the raised kerbing will need to be shown to be removed, and a new footway provided as required by the condition.

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

19. Notwithstanding the submitted details, prior to development commencing, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:

- *Construction details of the new footway*
- *Frequency of deliveries throughout the construction period*
- *Likely frequency of road closures, and maximum lengths of time this would take place*
- *Contingency for pedestrian and vehicle access onto Park View during the works*
- *Contingency for resident parking when access is compromised*
- *Assurance deliveries will not take place in peak traffic hours or during local school opening/closing times*
- *Details of construction staff parking*

The approved scheme shall thereafter be operated throughout the construction period.

The footway is covered by condition 6 (see above).

The construction and environmental management plan don't include assurances that deliveries will not take place in peak traffic hours or during local school opening/closing times and this condition cannot therefore be discharged.