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| **Consultation Response from KC,<br>Highways Development Management** |
| **2024/93420 adj, 330a, Leymoor Road, Golcar, Huddersfield, HD7 4QL** |
| **Erection of stables and hay store** |
| **Date Responded:09/02/2025<br>Responding Officer: D. Stainsby<br>Responding Ref: K2-4/30** |

This application is for the erection of 3 stables and a hay store on land accessed via a new access on to Hollin Hall Lane, an unadopted and unsurfaced track of approximately 3m width with no footways or streetlighting that hosts PROW bridleway COL/240.

Hollin Hall Lane joins the adopted highway network approximately 50m to the southeast of the site at a junction with Banks Side.

It should be noted that the site red line boundary stops approximately 50m short of joining the adopted highway and this may mean that a vehicular access to the site is not available.

We would recommend that the applicant contacts their solicitor to check that they have a vehicular right of way over the unadopted section of Hollin Hall Lane.

No trip generation details were provided with the application; however, we consider that under normal domestic use the trips generated would not be sufficient to have a severe impact on the operation or efficiency of the local highway network.

As the access to the site is along PROW bridleway COL/240 we would not wish to encourage any additional traffic to use this route.

No parking is proposed however the Applicant has stated that the use will be for personal/private leisure purposes only. Because of this we assume that there will be minimal vehicular access required to the site after construction has completed. We would not like to see any parking on Hollin Hall Lane where it would obstruct use of the PROW bridleway, and this includes during construction.

To maintain a very low vehicular trip generation at the site we would request that a condition should be added to ensure the use of the stables is limited to domestic use by the applicant only and not allow any rental or commercial use of the proposals in the future.

Due to the access being along a PROW we would request that a construction access plan is provided prior to commencement to show how access to the site will be obtained, where constructors and delivery vehicles will park, where materials will be stored and details of any requirements for a banksman for deliveries and wheel washing facilities to stop mud or debris from being dragged on to the adopted highway for road safety reasons. This should be conditioned.

The PROW bridleway COL/240 is adjacent to and acts as access to the site and this should always remain unobstructed by the proposals.

The definitive map shows that the PROW should be a minimum of 2.4m width and unsurfaced/rough surfaced and there should be no changes to this without consultation with and written confirmation from the Kirklees PROW team. This should be added as a footnote.

With this we consider that, on balance due to the presence of the PROW bridleway as the access to the site, the proposals are acceptable on highways grounds with the following conditions and footnotes.

CONDITIONS

The development hereby approved shall be used by the owner / occupier of No 330 Laymoor Road for their private use only and shall not be used for commercial purposes or sold or rented out separately.
Reason: In the interests of highway safety.

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 LPA. 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 LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.
Reason: In the interests of highway safety

FOOTNOTE

PROW bridleway Col/240 is the access to and adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works
The Council's public rights of way unit may be contacted by telephone 01484 221000 and the email address is publicrightsofway@kirklees.gov.uk