

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

2024/93472 Battyeford Sporting Club, Back Lane, Mirfield, WF14 9QA

Demolition of existing clubhouse and erection of two apartments with associated external works

Date Responded: 14-2-2025.

Responding Officer: Mark Berry.

Responding Ref: 10-6SW-24.

This application seeks approval to the demolition of existing clubhouse and erection of two apartments with associated external works at Battyeford Sporting Club, Back Lane, Mirfield.

The application site is located on the southern side of Stocks Bank Road adjacent to PROW Mirfield 35/10 which links Stocks Bank Road with Back Lane and A 644 Huddersfield Road.

The proposals show a four-storey building with two 2 bedroomed apartment and off-street parking for 4 vehicles to the frontage and side.

Given that the recommended parking standard for a 2 bedroomed apartment is just one space, and 4 spaces are shown 2 for each apartment Highways Development Management have no objection to these proposals.

The site falls away steeply from Stocks Bank Road and structural engineering measures may therefore be required. The Highways Structures Section have therefore been consulted and they have recommended the following conditions.

Conditions:

1, No development shall take place until the design and construction details for all temporary and permanent retaining structures supporting the embankment and the burr wall adjacent to Stocks Bank Road have been approved by the Council's Highways Structures Section. The details shall include a design statement, all necessary ground investigations on which design assumptions are based on, method statements for both temporary and permanent works, removal of any bulk excavations, a full slope stability analysis/geotechnical risk assessment together with structural calculations (where necessary) and all associated safety measures for the protection of adjacent public highway. All retaining structures shall be designed and constructed in accordance with the approved details and shall be so maintained throughout the life of the development unless otherwise agreed in writing by the Highways Structures Section.

2, Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing highway including any modifications to the existing private retaining walls supporting the highway and PROW (MIR/35/10) shall be submitted to and approved by the Highways Structures Section in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

FOOTNOTES

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and

Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Public footpath Mirfield 35/10 runs adjacent to the 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 ask for Sharon Huddleston.