Consultation Response from KC,
Highways Development Management

2025/90413 Land adjacent, 40, Manchester Road, Slaithwaite, Huddersfield, HD7 5JA

Demolition of existing garages and erection of two dwellings and associated works

Date Responded: 21-5-2025.
Responding Officer: Mark Berry.
Responding Ref: 1-32-4.

This application seeks approval to the demolition of existing garages and erection of two dwellings and associated works at Land adjacent, 40, Manchester Road, Slaithwaite, Huddersfield.

The application site is an existing dilapidated garage site on the southern side of Manchester Road. Number 40 Manchester Road is the eastern boundary of the site and PROW Col-170-10 forms the boundary to the western side. There is also an existing carriageway buildout and bus stop to the western boundary.

The plans show a pair of 3 bedroomed semi-detached houses with integral garages located on the western side of the site against the boundary with the PROW.

Highways Development Management (HDM) comments.

1, The proposed dwellings are shown to be located on the western side of the site against the boundary with the PROW and close to the Bus Stop. This means access to the western plot will be obstructed by a bus standing at the stop. There will also be conflict with pedestrians standing waiting for a bus and users of the PROW. HDM would recommend that the dwellings are re-sited to the opposite side of the site.

2, The plans don't clearly show the proposed driveways to the frontage of the garages. The driveways should be clearly shown and dimensioned. The point of access for the PROW onto the back of footway along Manchester Road should also be clearly shown to demonstrate that access is not compromised.

3, The dimensions of the proposed garage need to be confirmed. 6.0m x 3.0m is the minimum standard acceptable.

4, Bin collection points should be shown to be provided to both dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.

Kirklees COUNCIL