

**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: 16-9-2025.****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 previous highways response comments dated 21st May were as follows.

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.

The revised plans show the proposed garages and driveways located on the eastern side of the site which should remove the potential conflicts referred to in point 1 above. Internal vehicle turning is also shown to be provided.

The proposed driveways are shown to the frontage of the garages; the dimensions of the proposed garages are shown to be 6.0m x 3.0m and bin collection points are shown to be provided to both dwellings.

Given the above Highways Development Management have no further objection to these proposals.

Suggested condition/footnote.

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of

the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Closure of existing access

No part of the development shall be brought into use until the existing access from Manchester Road across the frontage of plots 1 and 2 has been permanently closed [and any redundant footway crossings removed, and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users.

Footnote.

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.