Consultation Response from KC, Highways Development Management
2025/91001 land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Discharge of details reserved by condition 5 (access re-surface) on previous permission 2020/94345 (APP/Z4718/W/21/3289729) for erection of 5 dwellings
Date Responded: 6-5-2025. Responding Officer: Mark Berry. Responding Ref: 8-8SE-10.

Condition 5) Prior to the commencement of development, a scheme for the re-surfacing of that part of Bierley Marsh within the application boundary as shown on plan 19.157.101, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety and completed prior to any dwelling being first occupied.

The applicants have provided plans 104 F and MCB/24/018/0701 showing generally acceptable proposals.

Highways Development Management would however recommend that the ramp at the site entrance (coloured brown on the MCB plan) is omitted as this is not needed.

The tie in between the widened section of Bierley Marsh and the existing (shown yellow and cross hatched with solid and dashed lines on the MCB plan) should be tarmac and not topsoil and seed as shown