

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

**2025/91225 Bradley Hall, Lower Quarry Road, Bradley, Huddersfield, HD2 1FN**

**Erection of workshop, alterations and repair works to existing dwelling and adjoining building to create dwelling and attached workshop, formation of new access, change of use of land to enable use for processing of green waste (arboricultural waste) for use as biomass fuel (Listed Building)**

**Date Responded: 26/11/2025**

**Responding Officer: D. Stainsby**

**Responding Ref: K4-13/1**

This application is for a dwelling and attached workshop,

#### RECOMMENDATION

No Objection subject to the minimum sightlines and bin storage being provided.

#### SITE ACCESS

The site is accessed via Lower Quarry Road The road is narrow but does benefit from a passing place and other areas where vehicles can pass. Lower Quarry Road is adopted from A62 Leeds Road to a point just past the access to the application site.

The applicant has stated that the workshop will create 4 trips per day. Together with the dwelling this will add around 10 additional trip using Lower Quarry Road

The access to the site will need to be improved to allow for the increase in usage.

Sightlines of 2.4m x 43m will be required. Currently the access has a mirror to overcome the existing sightline issue however, due to the increase in use this won't be acceptable, and the sightlines should be conditioned.

The changes to the access within the adopted highway will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Highways Asset Management Team at [vehicle.crossing@kirklees.gov.uk](mailto:vehicle.crossing@kirklees.gov.uk) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

#### INTERNAL LAYOUT:

The site layout and number of parking spaces proposed is acceptable and sufficient turning and manoeuvring space is available to serve the proposed development.

The approved vehicle parking areas will need to 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

#### WASTE STORAGE AND COLLECTION:

No details of waste storage and collection are shown.

Details of waste storage and collection should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document “Waste Storage and Collection Guidance for New Developments” which is available from [waste.planning@kirklees.gov.uk](mailto:waste.planning@kirklees.gov.uk). Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).