

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

2025/92725 adj 67, Chapel Gate, Scholes, Holmfirth, HD9 1SX

Discharge of details reserved by conditions 7 (CMP), 8 (CEMP), 9 (road condition survey), 14 (invasive non-native species protocol), 15 (footway spec), 17 (road drainage structures), 18 (surface water spec), 19 (exceedance event), 20 (temp drainage) on previous permission 2022/92406 for erection of 10 affordable dwellings with access from Chapelgate and associated works including resident play zone

Date Responded: 26/02/2026

Responding Officer: CNB

Responding Ref: K12-4/31

This application is for the discharge of conditions 7, 8, 9, 14, 15, 17, 18, 19, and 20 of previous permission 22/92406 for the erection of 10 affordable dwellings.

These Highways DM comments consider conditions 7, 8, 9, and 15 only as the remaining conditions are beyond the remit of Highways DM and will be considered by the specialist teams associated with the condition.

Condition 7.

Prior to development commencing, a schedule of the means of access to the site for construction traffic (a Construction Management Plan (CMP)) shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. It shall also include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: Due to the nature of the site and local road network, so as to ensure adequate arrangements are approved which allow heavy vehicles to safely access the site, in the interests of the safe and efficient operation of the highway, and in accordance with Policy LP21 of the Kirklees Local Plan.

This pre-commencement condition is necessary given the need to ensure safe access to the site and on-site arrangements prior to construction traffic attending the site.

The information contained in both the CMP and the CEMP is suitable for the discharge of condition 7.

Condition 8.

Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of:

- a) Timetable of all works;
- b) The construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks;
- c) Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;
- d) The parking of vehicles of site operatives and visitors;
- e) Details and location of signage;
- f) Loading and unloading of plant and materials;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- j) Measures to control and monitor the emission of dust and dirt during construction;

- k) A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- l) Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- m) Artificial lighting used in connection with all construction related activities and security of the construction site;
- n) Site manager and resident liaison officer contact details (including their remit and responsibilities); and
- o) Details of engagement with local residents and occupants or their representatives and include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan.

This pre-commencement condition is necessary given the need for adequate consideration of mitigation measures to ensure a safe and appropriate development, prior to works commencing on site.

There is some crossover with condition 7 and condition 8 with information relating to highways spread over the two condition submission details. Highways remit does not extend to every point raised in condition 8, but the information provided is suitable for the discharge of the following sections; a, b, c, d, f, g, i, n and o.

Condition 9.

Prior to development commencing, a survey of the condition of the surrounding road network shall be submitted to and approved in writing by the Local Planning Authority. Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. If a defect is identified during other routine inspections of the highway that is considered to be a danger to the public, it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local planning Authority.

Reason: Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway, to ensure the safe and efficient operation of the highway in accordance with Policy LP21 of the Kirklees Local Plan.

This pre-commencement condition is necessary given the need to undertake a baseline assessment prior to traffic associated with the development commencing movements.

A pre-commencement survey was carried out and a report with photographs was submitted as part of this application. This would be suitable for the first part of the condition (the pre-commencement survey), but the second half of the condition will still need to be completed (the post-construction survey) and this second survey will need to be done in conjunction with the Kirklees Highways Maintenance team within a month of completion of the construction phase. With this we can only support the part discharge of condition 9.

Condition 15.

Prior to development commencing, notwithstanding the details shown on the approved plan(s), a scheme detailing the provision of a minimum 2.0m wide footway long the site's frontage to both Chapelgate and Dean Bridge Lane, as shown on plan ref (462)-GWP-01-01-D-A-(PA)-0003 rev P16 shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the proposed construction specification, surfacing, drainage, kerbing, the relocation of existing telegraph poles and street lighting columns, and associated highway works, with an independent Safety Audit covering all relevant aspects of the work. No dwelling shall be occupied until the approved scheme has been implemented.

Reason: To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan.

This pre-commencement condition is necessary to ensure the design has been approved at an appropriate stage of the development process.

Highways DM is still in consultation with the Kirklees s278 team in relation to the discharge of condition 15 and further details will be forwarded when this consultation is completed and so, at this time, we are unable to support the discharge of condition 15.