

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

2025/92727 Land Adjacent, 52 Upper Batley Low Lane, Upper Batley, Batley, WF17 0AP

Reserved matters application pursuant to outline permission 2021/92413 for erection of residential development

Date Responded: 22/01/2026

Responding Officer: D. Stainsby

Responding Ref: K13-11/11

This is a reserved matters application pursuant to outline permission 2021/92413 for erection of residential development on land adjacent, 52 Upper Batley Low Lane, Upper Batley, Batley, WF17 0AP

RECOMMENDATION.

The proposals are considered acceptable to Highways Development Management. However, the highway works required to provide the new access and widening of the footway should be done under a s184 agreement, and the applicant will need to contact the Kirklees Street scene team as soon as possible to arrange this.

VEHICULAR ACCESS:

A new access is proposed onto Upper Batley Lane, and the application has provided details that show visibility splays of 2.4 x 43m can be achieved at the proposed access and are suitable for a 30mph road.

The boundary wall to the site is to be set back to allow for the visibility splays to be achieved. and we would request that the new footway area should be offered up for adoption by the Highway Authority to achieve this.

There is an existing lamp column located within this area, and this will need to be set back to the rear of the widened footway, so it doesn't cause an obstruction to pedestrians.

The highway works required to provide the new access and widening of the footway should be done under a s184 agreement, and the applicant is advised to contact the Kirklees Street scene team as soon as possible to arrange this. This should be added as a footnote.

INTERNAL LAYOUT.

Ample parking has been provided on site, together with internal turning enabling vehicle to enter and egress the site in forward gear.

The internal layout is acceptable

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

WASTE STORAGE AND COLLECTION:

A bin collection/presentation point has been provided adjacent to the public highway which does not obstruct the adopted highway or the driveway.

These proposals are therefore considered acceptable to Highways Development Management