Consultation Response from KC, Highways Development Management
2025/92741 298, Whitechapel Road, Scholes, Cleckheaton, BD19 6HW
Discharge of details reserved by conditions 4 (Remediation Strategy), 9 (CMP), 10 (visibility splays), 11 (estate roads), 12 (noise) on previous permission 2022/91299 for erection of residential development of nine dwellings
Date Responded:10-11-2025 Responding Officer: Mark Berry Responding Ref: 7-10NW-5.

Kirklees COUNCIL

This application seeks approval to the discharge of details reserved by conditions 4 (Remediation Strategy), 9 (CMP), 10 (visibility splays), 11 (estate roads), 12 (noise) on previous permission 2022/91299 for erection of residential development of nine dwellings at 298, Whitechapel Road, Scholes, Cleckheaton.

9. Prior to the commencement of development including demolition and ground works, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, signage, pre-development road condition surveys, wheel washing facilities within the site, lighting during construction works, hours of working, details of dust, noise and vibration suppression measures. The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development. Reason: In the interests of amenity and highway safety, and to accord with Policies LP21 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure appropriate measures to protect amenity and maintain highways safety are agreed at an appropriate stage of the development process. The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority.

The highways matters are as follows.
details of point(s) of access for construction traffic,
vehicle sizes and routes, times of vehicle movements,
parking for construction workers
pre-development road condition surveys,
wheel washing facilities within the site.

Highways Development Management consider the details provided relating to the above listed matters to be acceptable and have no objection to the discharge of this condition.

10. Before development commences, the wall to the site frontage shall be set back to the rear of the proposed 2.4 x 43m visibility splays as shown on the approved plan and shall be cleared of all obstructions to visibility and tarmac surfaced to current standards in accordance with details that have previously been approved in writing by the Local Planning Authority. Reason: This is a pre-commencement condition to ensure adequate visibility in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and National Planning Policy Framework

Plan number E21/7893/041 (Temporary Entrance Visibility Plan) shows the wall at the site entrance removed to provide the required visibility on to Whitechapel Road. This condition is however a pre-

development commencement condition requiring that the wall to the site frontage shall be set back to the rear of the proposed 2.4 x 43m visibility splays and tarmac surfaced. Whilst the proposals could be considered acceptable as a temporary measure this condition cannot be discharged until the permanent works are shown to have been undertaken.

11. No development shall take place until a scheme detailing the proposed internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter. Reason: This is a pre-commencement condition to ensure that suitable access is available for the development and to ensure adequate visibility in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and National Planning Policy Framework.

These proposals will require a separate formal Technical Approval by the Council's Highways Section 38 Team. The section 38 team have been consulted, and their comments will be forwarded when they are received.