

**Consultation Response from KC,
Highways Development Management****2025/93540 adj, Clough Hey, Manchester Road, Marsden, Huddersfield, HD7 6DW****Erection of 1 pair of semi-detached dwellings (within a Conservation Area)****Date Responded: 11/02/2026****Responding Officer: D. Stainsby****Responding Ref: K1-8/50****RECOMMENDATION:**

As submitted the proposals are not acceptable to Highways.

VEHICULAR ACCESS:

The access to the site is proposed from A62 Manchester Road which is a classified main road subject to a 30mph speed limit.

For a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan, any shortfall of this requirement should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

A revised layout showing the required visibility splays can be met should be provided to ensure that the minimum visibility can be provided for vehicles leaving the site onto A62 Manchester Road.

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, 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 Design Engineer (Kirklees Street Scene: 01484 221000) 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.

Parking for 3 cars have been proposed, together with internal turning. This falls short of the recommended minimum parking requirements.

2 car parking spaces per 3 bedroomed dwelling should be provided.

In total, therefore a minimum of 5 car parking spaces is required. (2 per dwelling and 1 visitor space) together with internal turning.

Unfortunately, the size of the proposed site is too small to achieve this and, as such, cannot be supported by Highways D.M.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

No bin store and/or bin collection/presentation is shown on the proposed plans.

A bin collection/presentation point should be located adjacent to the public highway and must not obstruct the adopted highway or the driveway.

Details of the waste collection for the proposed dwelling 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 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.
Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).