

Kirklees Council
Planning and Development.
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Proposed Temporary Construction Access Track
Plough Barn, Birds Edge Lane, Birdsedge, Huddersfield, HD8 8X

1. Introduction

This statement has been prepared in support of an application for a temporary construction access track at Plough Barn, Birds Edge Lane, Birdsedge.

Planning permission has already been granted by Kirklees Council under application reference **2025/62/92481/E** for the demolition of the existing porch and the erection of one single storey extension and one part single, part two storey extension.

The purpose of this proposal is simply to provide a temporary and safer access arrangement for construction traffic while the approved works are carried out. It is not intended to create a new permanent access to the dwelling.

2. Site Context

Plough Barn is presently accessed from Birds Edge Lane. This is a narrow village lane, with the access into the site being constrained and unsuitable for regular construction traffic or larger delivery vehicles.

Birdsedge First School is also located nearby. As a result, the use of Birds Edge Lane by construction traffic would be undesirable, particularly around school drop-off and collection times.

The proposal seeks to avoid this issue by using the existing gated field access to the south-east, with a temporary track formed across the field to reach the application site.

3. Proposed Temporary Access

The submitted plan, drawing, shows the proposed temporary access track, together with site parking, materials storage, site cabin and an HGV turning area.

The drawing makes clear that Birds Edge Lane is not to be used for site access and that construction vehicles are to use the existing gated access instead.

The track would be formed using a temporary stone construction build-up, comprising stripped topsoil, Terram, clean stone, MOT Type 1 and integrated geogrid. The topsoil would be retained on site for later reinstatement.

A 2.4m x 43m visibility splay is shown at the access.



4. Reason for the Proposal

The temporary track is required to allow construction traffic to access the site in a safer and more controlled manner.

It would:

- avoid regular construction traffic using the narrow access from Birds Edge Lane;
- reduce construction vehicle movements close to Birdsedge First School;
- allow deliveries, parking, unloading and turning to take place within the site;
- avoid construction vehicles waiting or unloading on Birds Edge Lane;
- reduce disturbance to nearby residents during the construction period.

All contractors and delivery drivers would be advised of the agreed access route before attending site. Construction traffic would not use the existing Plough Barn access from Birds Edge Lane, except in an emergency or where otherwise agreed.

Deliveries would also be managed, where necessary, to avoid the main school arrival and collection periods.

5. Amenity and Construction Management

The proposal is intended to reduce the impact of the approved works on neighbouring residents and other users of Birds Edge Lane.

The provision of a separate temporary construction route, together with on-site parking, turning and storage, would help to keep construction activity within the site and away from the public highway.

The construction hours referred to in the existing planning permission would continue to be observed, namely 07:30 to 18:30 Monday to Friday, 08:00 to 13:00 on Saturdays, with no construction related noise on Sundays or Public Holidays.

6. Temporary Nature and Reinstatement

The track would be temporary and would remain in place only for the duration of the approved construction works.

On completion, the temporary surface would be removed and the land reinstated as far as reasonably practicable. The proposal would not result in a permanent domestic driveway or permanent alternative access to Plough Barn.

7. Conclusion

The proposed temporary access track is a practical construction management measure to support the approved extensions at Plough Barn.

It would provide a safer and more suitable route for construction vehicles, avoid the constrained access from Birds Edge Lane, and reduce construction traffic close to Birdsedge First School and nearby residential properties.

The proposal is temporary, reversible and proportionate, and would assist in the safe and efficient delivery of the approved development.

Yours sincerely

Redacted

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