

To:  
Mark Hutchinson  
Development Management  
Britannia House, Hall Ings  
Bradford, BD1 1HX

From:  
Highways Development Control  
Britannia House, Hall Ings  
Bradford, BD1 1HX

**Highways Consultation Response to Planning Application  
16/06681/FUL**

Location:  
18 The Orchards  
Bingley  
West Yorkshire  
BD16 4AZ

HDC Ref: 16/00990/MINOR  
Date In: 12 Aug 2016  
First Response: 25 Aug 2016  
Latest Response: 25 Aug 2016

Applicant Name: Mr Paul Proctor

Highway Officer: Gurnam Shergill  
Telephone Number: 01274 434963  
Email: gurnam.shergill@bradford.gov.uk

### Highways Advice

If the Council is minded to approve this application, the following highway conditions would be appropriate to include with any Decision Notice.

### Reasons and/or Conditions

#### HA01R

Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan numbered and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

#### HA24R

Before the development is brought into use, the off street car parking facility shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy TM12 of the Replacement Unitary Development Plan.

