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Date: 10-Aug-2023
Our Ref: 2020/93650

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of condition 3 (access road), condition 4 (internal estate road) and
condition 5 (landscape works) of previous reserved matters permission
2020/91488 pursuant to outline application 2016/92298 for re-development of
former waste water treatment works following demolition of existing structures
to provide employment uses (use classes B1(c), B2 and B8)
Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane,
Oakenshaw, BD12 7ET
Application Number: 2020/93650**

I write with reference to your application to discharge the conditions for the above
development as submitted on 28-Oct-2020.

You have submitted the following plans pursuant to condition 4:

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| • 90501 Rev. P08 | • 95301 Rev. P12 | • 95502 Rev. P05 |
| • 90503 Rev. P06 | • 95302 Rev. P10 | • 95511 Rev. P17 |
| • 95072 Rev. P09 | • 95303 Rev. P10 | • 95512 Rev. P16 |
| • 95073 Rev. P08 | • 95310 Rev. P05 | • 95513 Rev. P08 |
| • 95074 Rev. P08 | • 95311 Rev. P04 | • 95514 Rev. P03 |
| • 95075 Rev. P05 | • 95312 Rev. P04 | • 95517 Rev. P01 |
| • 95076 Rev. P01 | • 95313 Rev. P04 | • 95601 Rev. P09 |
| • 95100 Rev. P11 | • 95321 Rev. P04 | • 95701 Rev. P11 |
| • 95101 Rev. P15 | • 95322 Rev. P03 | • 95702 Rev. P11 |
| • 95102 Rev. P15 | • 95323 Rev. P03 | • 95703 Rev. P13 |
| • 95103 Rev. P15 | • 95324 Rev. P02 | • 95901 Rev. P09 |
| • 95201 Rev. P10 | • 95331 Rev. P04 | • 95902 Rev. P10 |
| • 95202 Rev. P10 | • 95332 Rev. P04 | • 95903 Rev. P11 |
| • 95203 Rev. P08 | • 95401 Rev. P13 | • 95904 Rev. P04 |
| • 95204 Rev. P05 | • 95402 Rev. P01 | • 95905 Rev. P02 |
| • 95205 Rev. P04 | • 95501 Rev. P06 | • 95906 Rev. P01 |

Condition 4 requires details of the proposed internal adoptable (officer emphasis) estate road. For the avoidance of doubt, the submitted details do not meet the council's adoption requirements.

Notwithstanding the above, the submitted details pursuant to criteria 4(a) - 4(k) of condition 4 are considered acceptable for planning purposes (only). The details proposed would deliver a sufficiently safe highway arrangement. Accordingly, it is concluded that the submitted details are acceptable for the initial purpose of condition 4. However, be aware that condition 4 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The development shall be completed in accordance with the approved scheme before any building on site is brought into use and retained thereafter.

Note: For the avoidance of doubt, this approval relates to the planning process only. It is reiterated that the submitted details have been assessed and concluded to be inadequate for adoption purposes. This approval pursuant to condition 4 should not be misconstrued as formal acceptance, nor is any formal acceptance intended, under the Section 38 of the Highway Act 1980 (as amended) process.

Yours faithfully

Mathias Franklin
Head of Planning and Development