

Kirklees Council
Planning and Development Service
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HD1 9EL

Redrow House
Brunel Road
Wakefield 41
Wakefield
West Yorkshire, WF2 0XG

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Dear Sir or Madam,

Re: Full Planning Application for Erection of 277 residential dwellings and associated infrastructure and access at Land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX Application Reference: 2021/62/92086/W

I write with reference to the above development. The following information and documents submitted via the Planning Portal along with the relevant fee seek to discharge the following condition as listed below.

Condition 10

Prior to the commencement of development (including ground works) full details of the permanent site entrance and junction at Bradford Road, the toucan crossing and combined cycle/footway works on Bradford Road, and all other associated works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of sight lines, road markings, construction specifications, signals, crossings, surface finishes and signage, an independent road safety audit covering all aspects of this work, and details of the delivery of the scheme under an appropriate Section 278 approval. The scheme shall also include the additional verge and landscaped areas that are required to allow for further junction works that may be required in relation to the potential future development of the HS11 allocated site. Unless otherwise agreed in writing by the Local Planning Authority, no dwellings of the development hereby approved shall be occupied prior to the implementation of the approved scheme for use by residential traffic.

Reason: *To ensure suitable vehicular access is provided for residents of the development hereby approved, in the interests of highway safety, to achieve a satisfactory layout, and to allow for future development of the HS11 allocated site in accordance with Policies LP5, LP20, LP21 and LP65 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that details of the Bradford Road entrance and junction are agreed, and that the entrance and junction are provided, at an appropriate stage of the development process. The following information has been submitted which details the requested information:*

The following information has been submitted which details the requested information:

- **22-489-DE-1200-001A - Signage & Road Markings**
- **4607-16-06-7100 - General Arrangement**
- **4607-16-06-7200 - Site Clearance**

- 4607-16-06-7701 - Highway Construction Details
- 4607-16-06-71100 - Kerbing Drawing
- 4607-16-06-71101 - Contours Drawing
- 4607-16-06-71300 - Existing Utilities Drawing

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

Please do not hesitate to contact me should you require any further information regarding this application.

Yours sincerely,



Rebecca Emmett
Senior Designer
For and on behalf of
Redrow Homes Yorkshire