

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2024/44/91542/E
Site Address:	Centurion House, Centurion Way, Cleckheaton, BD19 3QB
Description:	Discharge of condition 16 (parking) of previous permission 2022/92271 for demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Victor Grayson

AUTHORISED OFFICER

Date: 24-Jul-2024

Discharge of condition 16 (parking) of previous permission 2022/92271 for demolition of Centurion House, erection of petrol filling station and ancillary unit with drive-thru and associated works

Wording of Condition 16

Before development commences (excluding the demolition of the existing building), a scheme detailing measures to manage parking on both sides of Centurion Way between A58 Whitehall Road and the western extent of the development site and all associated works, together with appropriate Safety Audits has been submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing no part of the scheme shall be brought into use until the approve scheme has been implemented.

Reason: *In the interest of highways safety and achieve a satisfactory and safe layout in accordance with Policies LP1, LP2, LP21, LP24 of the Kirklees Local Plan, the Kirklees Highways Design Guide, and the aims of Chapter 9 of the National Planning Policy Framework.*

Documents Submitted

- Section 278 Proposed Scope of Works. Drawing Ref WL_2390_001 P2
- Section 278 Lining Works. Drawing Ref WL-2390-002 P2
- Road Safety Audit: Stage 1 & 2. Ref 3701424-RSA1

Consultation Responses

K.C Highways Development Management - The applicants have provided drawing WL-2390-002 P2 showing waiting restrictions on both sides of the road from the traffic lights to the extent of the proposed development. Highway Safety colleagues advise that the developer is in contact with the council's Highway Design section regarding implementation of the works and that the TRO has been advertised. The first part of this condition can therefore be discharged.

Assessment

The condition requires a scheme of measures to manage parking on both sides of Centurion Way between the A58 Whitehall Road and the western extent of the development site, together with appropriate Safety Audits.

The applicants have provided drawing WL-2390-002 P2, which shows waiting restrictions on both sides of the road from the traffic lights to the extent of the proposed development. KC Highway Safety have advised that the developer is in contact with the KC Highway Design section regarding implementation of the works and that the TRO has been advertised. KC HDM therefore recommend that the first part of the condition can be discharged.

It is noted the financial contribution for the TRO is secured through a Unilateral Agreement. The details submitted are acceptable for the purposes

of the condition, however the condition cannot be fully discharged at this stage as it requires that no part of the development shall be brought into use until the approved scheme has been implemented.

Recommendation: Approve Details

Decision Notice Text

Documents Submitted

- Section 278 Proposed Scope of Works. Drawing Ref WL_2390_001 P2
- Section 278 Lining Works. Drawing Ref WL-2390-002 P2
- Road Safety Audit: Stage 1 & 2. Ref 3701424-RSA1

Assessment

You have submitted the above documents and plans. The details therein are considered to be acceptable for the purpose of condition 16 and are hereby approved. The condition cannot be fully discharged at this stage as it requires that no part of the development shall be brought into use until the approved scheme has been implemented.

Report Dated:

24/07/2024
