

**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:	2025/44/91033/W
Site Address:	Former Royd Edge Dyeworks, Holmfirth Road, Holmfirth, HD9 4BY
Description:	Discharge of details reserved by condition 6 (Road Management Plan) of previous permission 2024/93328 for Variation of Condition 1 (plans and specifications) of previous permission 2021/92788 for variation of condition 7 (plans) of previous Reserved Matters approval 2009/92557 for residential development for 30 dwellings with associated parking pursuant to outline permission 2007/92595
Recommending Officer:	William Simcock

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.

Nick Hirst

AUTHORISED OFFICER

Date: 11-Jul-2025

Application: 2025/91033

Site: Former Royd Edge Dyeworks, Meltham

Proposal: Discharge of details reserved by condition 6 (Road Management Plan) of previous permission 2024/93328 for Variation of Condition 1 (plans and specifications) of previous permission 2021/92788 for variation of condition 7 (plans) of previous Reserved Matters approval 2009/92557 for residential development for 30 dwellings with associated parking pursuant to outline permission 2007/92595 at Former Royd Edge Dyeworks, Holmfirth Road, Holmfirth, HD9 4BY.

Condition 6 (Road Management Plan)

6. Where the internal estate roads within the proposed development (which for the avoidance of doubt shall not be taken to include the access road from Holmfirth Road to the development site) shall not be highways maintainable at the public expense, no dwelling shall be occupied until a management plan for the future maintenance of the said unadopted internal estate roads has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the management plan shall include the following details:

- *A site plan detailing the roads included within the management plan.*
- *Details of responsibility for the upkeep of the roads.*
- *Details of maintenance and safety checks for the roads.*
- *Details of how repairs in the event of incidents/damage shall be managed and rectified.*
- *Details of how the street lighting shall be managed and maintained.*

Reason: *In the interests of highway safety by virtue of ensuring the internal estate roads continue to provide safe use as to accord with Policy LP21 and LP22 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and the Housebuilders Design Guide and Highways Design Guide Supplementary Planning Document.*

A document has been submitted entitled "Management Plan for the future maintenance of the unadopted internal estate roads". The condition was imposed on the advice of K.C. Highways Development Management, who have advised officers on the details provided.

The contents of this document are assessed, as follows, against the component parts of condition 6:

- *A site plan detailing the roads included within the management plan.*

A Site Plan and Internal Roads Estate Plan are included, which reflect the approved layout and include all roads for which private management will be needed.

- *Details of responsibility for the upkeep of the roads.*

Details are provided of a proposed Management Company which shall be responsible for the management of the estate roads, initially owned by the developer, but once the last unit has been sold, the company will revert to the homeowners, each of whom will have an equal share.

- *Details of maintenance and safety checks for the roads.*

The document sets out the aims and objectives of the Management Company including both reactive and routine maintenance, winter service and responding to emergencies.

- *Details of how repairs in the event of incidents/damage shall be managed and rectified.*

Regular inspections will be undertaken to minimise the cost of repairs. Each of the homeowners will be required to pay an annual fee to the Management Company to cover upkeep, repair and maintenance.

- *Details of how the street lighting shall be managed and maintained.*

The internal estate road lighting will be regularly checked for damage and malfunction and repairs will be authorised by the Management Company. The lights will be serviced regularly and will be cleaned regularly.

Planning officers and K.C. Highways Development Management have examined the submitted Management Plan and confirm that it is acceptable. It is recommended that the Management Plan is approved. This condition is thereby considered to be discharged.

Recommendation: Approve details

Report Dated: 11/07/2025

Proposed Letter Text

Condition 6 (Road Management Plan)

You have submitted a document entitled “Management Plan for the future maintenance of the unadopted internal estate roads” pursuant to condition 6.

The Management Plan is considered acceptable and is hereby approved. Condition (6) is thereby discharged.