Planning ContactCentre

From: Farhad Khatibi
Sent: 23 June 2025 13:21
To: Planning ContactCentre
Cc: Paul Farndale
Subject: RE: Attached letter from Kirklees Council regarding application number 2025/91370 at location Land at, Gynn Lane, Honley, Holmfirth, HD9 6LF

Please arrange for the inclusion of the following conditions:

1) Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing/ proposed adoptable highways including any modifications to the existing retaining wall on Gynn Lane shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

2) Before the development commences, the alignment and the design of proposed culvert under the new highway shall be submitted (via submission of an AIP) and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

3) Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint or influence zone of highway loading shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development. See https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/highways-structural-procedures.pdf for further details and in particular, for the certification of oversize pcc manholes and their cover slabs, as advised in this document.

Important Notes:
All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements.
The adopting authority (i.e. Yorkshire Water) will also be required to produce and submit a legally binding agreement to the Highway Authority explicitly stating that they will be fulfilling their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with CS450- Inspection of Highway structures.

Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and must be accredited with a BBA (The British Board of Agrément Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

Regards

Farhad Khatibi

Bridges & Structures Manager
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Highways and Streetscene
Kirklees Council

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