

Consultation Response from KC, Highways Development Management (HDM)
2025/92254 - Land off Westgate, Cleakheaton, BD19 5DR
Discharge of details reserved by conditions 21 (highway condition survey), 22 (BEMP), 29 (retaining wall materials), 34 (zebra crossing) on previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works
Date Responded: 09/09/25

Responding Officer: A Darwin

Responding Ref: 9-3SW/6

RECOMMENDATION: The submitted information in relation to Conditions 21 and 34 is acceptable. Therefore, the pre-commencement element of these conditions can be discharged.

HDM have been consulted regarding a discharge of condition application (2025/92254) relating to Conditions 21 (Highway Condition Survey) and 34 (Zebra Crossing) of previous permission 2021/93567.

Condition 21 (Road Condition Survey)

Condition 21 states:

'Prior to development commencing, a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of each phase of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post construction survey of the agreed extent of highway shall be carried out and the post construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out following the completion of all construction works related to each phase of development and prior to the occupation of the final dwelling associated with each phase of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Should any highways defects (affecting highway safety) attributable to the construction traffic or activities of the development hereby approved be identified during the construction period, remediation of these shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.'

A 'Dilapidation Survey' report, reference AI/250452/DS01 – Rev00 by SCP, has been submitted to discharge condition 21. The report has been reviewed and is acceptable to address the pre-commencement element of the condition.

Condition 34 (Zebra crossing)

Condition 34 states:

'Prior to the occupation of the hereby approved dwellings, notwithstanding the submitted information, a detailed scheme for the upgrade of the existing zebra crossing on Westgate located 20m east of the Hightown Road junction, to include new high intensity beacons, upgraded high friction surfacing on both sides and 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, signage, construction specifications and details, levels and sections, kerbing, drainage, surface finishes and street lighting, and independent road safety audits covering all aspects of these works. Unless

otherwise agreed in writing by the Local Planning Authority, the development shall not be brought into use until the approved works have been implemented.'

The following drawings have been submitted to discharge condition 34:

- QD1776-00-0923 Rev H - S278 General Arrangement
- QD1776-03-11 Rev E - S278 Engineering Layout
- QD1776-08-01 Rev F - Adoptable Drainage Details
- QD1776-16-11 Rev A - S278 Legal Agreement
- QD1776-40-11 Rev C - S278 Refuse Vehicle Swept Path Analysis
- QD1776-0200-11 Rev E - S278 Site Clearance
- QD1776-0500-11 Rev D - S278 Drainage Network and Impermeable Catchment Areas
- QD1776-0700-21 Rev G - Section 278 Construction Details
- QD1776-1100-11 Rev J - Section 278 Kerbs, Footways, Cycleways and Paved Areas
- QD1776-1200-11 Rev D - Section 278 Traffic Signs and Road Markings

HDM have consulted the Councils Highway Design Team, who have confirmed that Technical Approval has been granted for the S278 works associated with the development, as shown on the submitted plans, which includes the Zebra Crossing works required by condition 34. Therefore, the pre-commencement element of the condition has been satisfied.