Sent: 17 November 2025 12:16

Subject: RE: Attached letter from Kirklees Council regarding application number 2025/92882 at location Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY

Please arrange for the inclusion of the following structure's conditions for the above site:

1) Before the development commences, a full structural dilapidation survey of the existing highway retaining wall supporting the A62 Manchester Road shall be undertaken by a suitably qualified and experienced structural engineer and a copy of the report submitted to the Highway Structures team for review. A further structural dilapidation survey of the retaining wall shall also be required following the completion of the works and any defects arising in the wall due to the works associated with the proposed development shall be made good to the satisfaction of the Council's' Highway Structures team, at the developer's expense.

2) Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction of all the retaining walls/ building retaining walls adjacent to the existing/ new adoptable highway including any proposed modifications to the existing highway retaining wall supporting the A62 Manchester Road shall be submitted to (via submission of AIPs) 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 full structural assessment of the existing access bridge which carries a PROW over the River Colne shall be undertaken including a Principal Inspection and Inspection for Assessment in strict compliance with CS 450- Inspection of Highway Structures. This shall be followed by a detailed Structural Assessment (via submission of an AIP) of the access bridge including the preparation of necessary calculations to determine its current load carrying capacity in accordance with CS 454- The assessment of Highway Bridges and Structures and any other relevant highway assessment codes. In addition, design of any essential strengthening and refurbishment works necessary to ensure that it has the required load capacity for its intended use or alternatively, in the event that a replacement bridge is required, design of the new structure shall be submitted (via submission of an AIP) and approved by the Highway Authority in writing. Furthermore, details of proposed future inspections, assessment and maintenance regime for the access bridge shall be submitted to and approved in writing by the Highway Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

4) 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
Structures Section
Highways and Streetscene
Kirklees Council

Highways and Streetscene | Highways Structures | Civic Centre 1 | High Street | Huddersfield | HD1 2NF

☏ **External:** 01484 221000 **Internal:** 74199
Mobile: None
✉ **Email:** farhad.khatibi@kirklees.gov.uk