

## DC Admin

---

**From:** Farhad Khatibi  
**Sent:** 22 January 2026 12:25  
**To:** Planning ContactCentre  
**Subject:** RE: Attached letter from Kirklees Council regarding application number 2025/93297 at location Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi William

Please arrange for the inclusion of the following Structures conditions:

3. a) Prior to the commencement of any infrastructure works the following highway structural details are submitted to and approved by the Local Planning Authority:

- i) a full structural dilapidation survey of the existing retaining wall on Burn Road along the site boundary following the completion of the development. The survey shall be undertaken by a suitably qualified and experienced structural engineer.
- ii) a full structural assessment of the existing Yorkshire Water sewer located within the proposed highway footprint and/or influence zone of highway loading (the purpose of which is to determine the sewer's structural adequacy to support highway loading in connection with the details required under part a) iii), iv) and v) of this condition)
- iii) a scheme detailing the proposed design and construction details for the new culvert structure/s (including any wing walls) which shall carry the new access road over the unnamed watercourse in the centre of the site
- iv) a design scheme for all new retaining walls adjacent to the existing and proposed adoptable highways including any modifications to the existing highway retaining wall abutting Burn Road to form a new access road
- v) a scheme including cross-sectional information, locations, and proposed design and construction details for all new oversize pre-cast concrete manholes with internal diameter of >0.90m, and their cover slabs located within the proposed highway footprint or influence zone of highway loading.

The approved details in part a) iii), iv) and v) of this condition shall be implemented prior to the commencement of any infrastructure works. The implemented works shall be retained thereafter.

- b) Pursuant to part a) i) of this condition and prior to any dwellinghouses being occupied for habitation, the following highway structural details shall be submitted to, reviewed and approved by the Local Planning Authority:

- vi) a post-development structural dilapidation survey of the retaining wall on Burn Road, undertaken by a suitably qualified and experienced structural engineer, which identifies any defects arising in the highway retaining walls due to the works or deliveries associated with the proposed development, as well as the remediation works. Once approved, the defects shall be made good in accordance with the approved remediation works at the developer's expense.

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](mailto:farhad.khatibi@kirklees.gov.uk)