

Planning ContactCentre

From: Farhad Khatibi
Sent: 27 April 2026 13:38
To: Planning ContactCentre
Cc: Highways DevelopmentControl
Subject: RE: Attached letter from Kirklees Council regarding application number 2026/90232 at location New Mills, Brougham Road, Marsden, Huddersfield, HD7 6AZ

Please arrange for the inclusion of the following conditions:

- 1) Before the development commences, details of proposed demolition of existing buildings with basement walls supporting the highway including the design of temporary and permanent works shall be submitted via an Approval in Principle (AiP) document 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, details of proposed demolition of existing buildings abutting highway structures including Crowther Bruce Mill Road bridge including the design of temporary works shall be submitted via an Approval in Principle (AiP) document 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, details of proposed modifications to existing retaining walls abutting the highway together with the design of any new retaining walls adjacent to the highway shall be submitted via an Approval in Principle (AiP) document 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.
- 4) Before the development commences, a full structural assessment of Crowther Bruce Mill Road bridge shall be undertaken to confirm its current load carrying capacity in accordance with CS 454- The assessment of Highway Bridges and Structures and any other relevant DMRB technical standards and furthermore, to verify that it can accommodate the proposed modifications. This will entail undertaking an Inspection for Assessment in compliance with CS 450- Inspection of Highway Structures based on an agreed AIP for assessment, preparation of an Inspection for Assessment report together with the associated structural calculations
- 5) Before the development commences, details of proposed modifications to Crowther Bruce Mill Road bridge including any strengthening and or refurbishment to the bridge structure due to the proposed modifications shall be submitted via an Approval in Principle (AiP) document 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.
- 6) 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 footprint existing/ proposed adoptable highway or influence zone of highway loading, whilst ensuring that oversize manholes in the highway are limited to 1.80m internal diameter, 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

