

DC Admin

From:
Sent: 26 March 2026 08:19
To: DC Admin
Subject: Application 2026/44/90509/E – Comment on discharge of Condition 3

From:
Sent: 24 March 2026 11:43
To: planning.applications@kirklees.gov.uk;
Subject: Application 2026/44/90509/E – Comment on discharge of Condition 3

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I would like to comment on the application to discharge Condition 3 for Firths Yard, Mill Road, Dewsbury.

Condition 3 requires a detailed scheme for layout including surfacing, drainage and parking arrangements to ensure a suitable access and layout in the interests of highway safety in accordance with Policies LP20, LP21 and LP24 of the Kirklees Local Plan.

I do not believe the submitted details demonstrate that the scheme can be realistically implemented as shown or that a suitable layout has been achieved.

The drainage proposals appear to rely on existing foul sewer infrastructure which serves our property. No details have been provided explaining how these existing sewer pipes will be protected or accommodated during construction. The submission also does not address other known service media within the site including gas pipe infrastructure, private water pipes and electric cables serving neighbouring land. As these services are required for the continued operation of adjoining property, it is unclear how the drainage scheme can be implemented without affecting existing connections.

There also appears to be insufficient information provided in relation to Unit 1 and how the proposed drainage and layout arrangements interact with existing services serving that unit.

The plans do not clearly show the proposed surfacing levels or specification across the site, despite the condition specifically requiring details of surfacing. It is therefore unclear whether the finished levels and gradients will allow safe and practical vehicle and pedestrian movement.

In addition, the submitted details do not clearly show pedestrian access arrangements as part of the layout. As Condition 3 requires details of layout and access in the interests of highway safety, it is unclear whether safe and suitable access has been demonstrated.

Given the proposed Class E / B8 use, clarification should also be provided confirming that sufficient turning space and manoeuvring areas remain achievable as shown in the approved planning drawings. It is not evident from the submission that servicing and vehicle movements can be accommodated safely once drainage constraints and existing service infrastructure are taken into account.

Overall, the submission does not clearly demonstrate that:

- the drainage layout can be implemented without affecting existing sewer pipes serving neighbouring property
- existing service media (gas, water and electricity) have been properly considered
- surfacing details and levels have been provided
- safe and suitable access arrangements have been demonstrated
- the layout works appropriately for both units
- turning space and servicing arrangements remain achievable in accordance with the approved plans
- the requirements of Policies LP20, LP21 and LP24 have been satisfied

For completeness, I would also note that the grant of planning permission or discharge of conditions does not override private legal rights or easements affecting the land, and it is unclear from the submitted details whether the proposed layout can be implemented without impacting existing service media.

For these reasons, I do not believe the requirements of Condition 3 have been fully satisfied and further clarification should be provided before the condition is discharged.

Kind regards,