KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	**2026/44/90509/E**
Site Address:	Firths Yard, Mill Road, Dewsbury, WF13 2HP
Description:	Discharge of details reserved by condition 3 (Surface Drainage and Parking Bays) on previous permission 2021/92771 for erection of two business units (mixed Class E(g)(iii) and B8 uses)
Recommending Officer:	Nicole Helliwell

DECISION – Discharge of Condition 3 - Approved

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 29-May-2026

Officer Report
Reference No. 2026/44/90509/E
Site Address: Firths Yard, Mill Road, Dewsbury, WF13 2HP
Proposal: Discharge of details reserved by condition 3 (Surface Drainage and Parking Bays) on previous permission 2021/92771 for erection of two business units (mixed Class E(g)(iii) and B8 uses)

Assessment

Condition 8 – Surface Drainage and Parking Bays

3. Notwithstanding the details shown on the approved plan (21903)2 Rev D, no development shall take place until a scheme detailing arrangements and specification for layout including surfacing drainage and parking bays have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.
Reason: *To ensure a suitable access and layout in the interests of highway safety to accord with Policies LP20, LP21 and LP24 of the Kirklees Local Plan.*

Assessment of Condition 8
The applicant has submitted a plan titled '(21903)4_Parking Layout' (dated May 2026) in support of condition 8. The submitted drawing shows 9 parking bays and that the access road and parking would be formed from tarmacadam. KC Highways Development Management have confirmed that the details are acceptable and that condition 8 can be discharged.

Decision Notice Text

Condition 8 - Surface Drainage and Parking Bays

The following information has been submitted:

- (21903)4_Parking Layout' (dated May 2026)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 8 and therefore the condition can be discharged.