

Condition 27 – Discharge Request Statement

Site: Interchange 26 Bradford

Planning Permission Reference: 2022/91849

Condition Reference: 27

Applicant: 4th Industrial GP (UK) Ltd

Prepared by: Wakemans Limited

Date: 28 May 2026

1.0 Introduction

This document has been prepared in support of an application to discharge Condition 27 attached to planning permission 2022/91849, relating to the completion of off-site highways works/junction improvement works to Mill Carr Hill Road/Cliff Hollins Lane in Oakenshaw, Bradford.

The purpose of this submission is to provide the Local Planning Authority with:

1. A schedule of the implemented plans;
2. A brief written explanation summarising the changes and design evolution from the approved/planning-stage proposals to the implemented position; and
3. Evidence of Highways sign-off

2.0 Relevant Planning Condition

Condition 27 states:

“Before occupation of any buildings on site, written confirmation shall be submitted to the Local Planning Authority that all the off-site highway works as shown on drawings: • 60345322-P-003.1 & 2 Revision D (2 drawings) - Mill Carr Hill Road/Bradford Road junction improvements for the widening of Mill Carr Hill Road to provide a right turn facility at the junction, new pedestrian footways, pedestrian refuge; • 60345322 - Re-alignment of the Carr Hill Road/Cliff Hollins Lane junction to give priority to vehicles travelling towards Cliff Hollins Lane and the development site, new pedestrian footways, pedestrian refuge; and • 60345322 – 001 – Site access - realignment of Cliff Hollins Lane, and the 7.5 tonne lorry bans to Wyke lane and Cliff Hollins Lane are fully completed and made operational.”

This submission seeks to demonstrate that the requirements of the above condition have been satisfied.

3.0 Implemented Plans

The following plans represent the implemented position on site and are submitted for the purposes of discharging Condition 27.

Drawing / Document Title	Drawing Number	Revision	Prepared By
General Arrangement	AMA-23141-S278-100	AB1	AMA
Drainage	AMA-23141-S278-500	AB1	AMA
Pavement Construction	AMA-23141-S278-700	AB1	AMA
Proposed Levels	AMA-23141-S278-701	AB1	AMA
Kerbs and Edgings	AMA-23141-S278-1100	AB1	AMA
Road Markings	AMA-23141-S278-1200	AB1	AMA

The above plans should be read together as the implemented scheme for the purposes of the condition discharge submission.

4.0 Summary of Changes / Design Evolution

Since the design was granted technical approval on 11 July 2025, the design has evolved during the implementation stage, although minor in nature. The key changes are summarised below:

1. PRoW bell-mouth was broken out and replaced with full depth tarmac due to its unsuitability.
2. Splitter island at Cliff Hollins Lane was re-aligned to overcome traffic confusion for vehicles leaving Interchange Way.

The implemented plans remain consistent with the objectives of the approved scheme and the requirements of Condition 27. The changes are considered to represent normal design development and construction-stage refinement, rather than a material departure from the approved planning position.

Where relevant, the implemented details have been reviewed and accepted by the Highway Authority, as evidenced in Section 5.

5.0 Evidence of Highways Sign-Off

Highways sign-off has been obtained from Kirklees Council.

The relevant evidence is provided at Appendix B and comprises:

Evidence Item	Date	Issued By	Summary
Provisional Certificate	08/09/2025	Mohammed Khaleel/Kirklees Council	Approval

The correspondence confirms that the implemented highway-related works/details have been reviewed by Highways and are acceptable for the purposes of the condition discharge.

6.0 Conclusion

This submission provides the Local Planning Authority with the implemented plans, a summary of the changes and design evolution, and evidence of Highways sign-off.

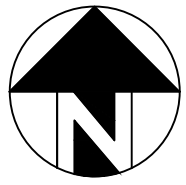
On this basis, it is respectfully requested that Condition 27 attached to planning permission 2022/91849 is discharged.

Appendices

Appendix A – Implemented Plans

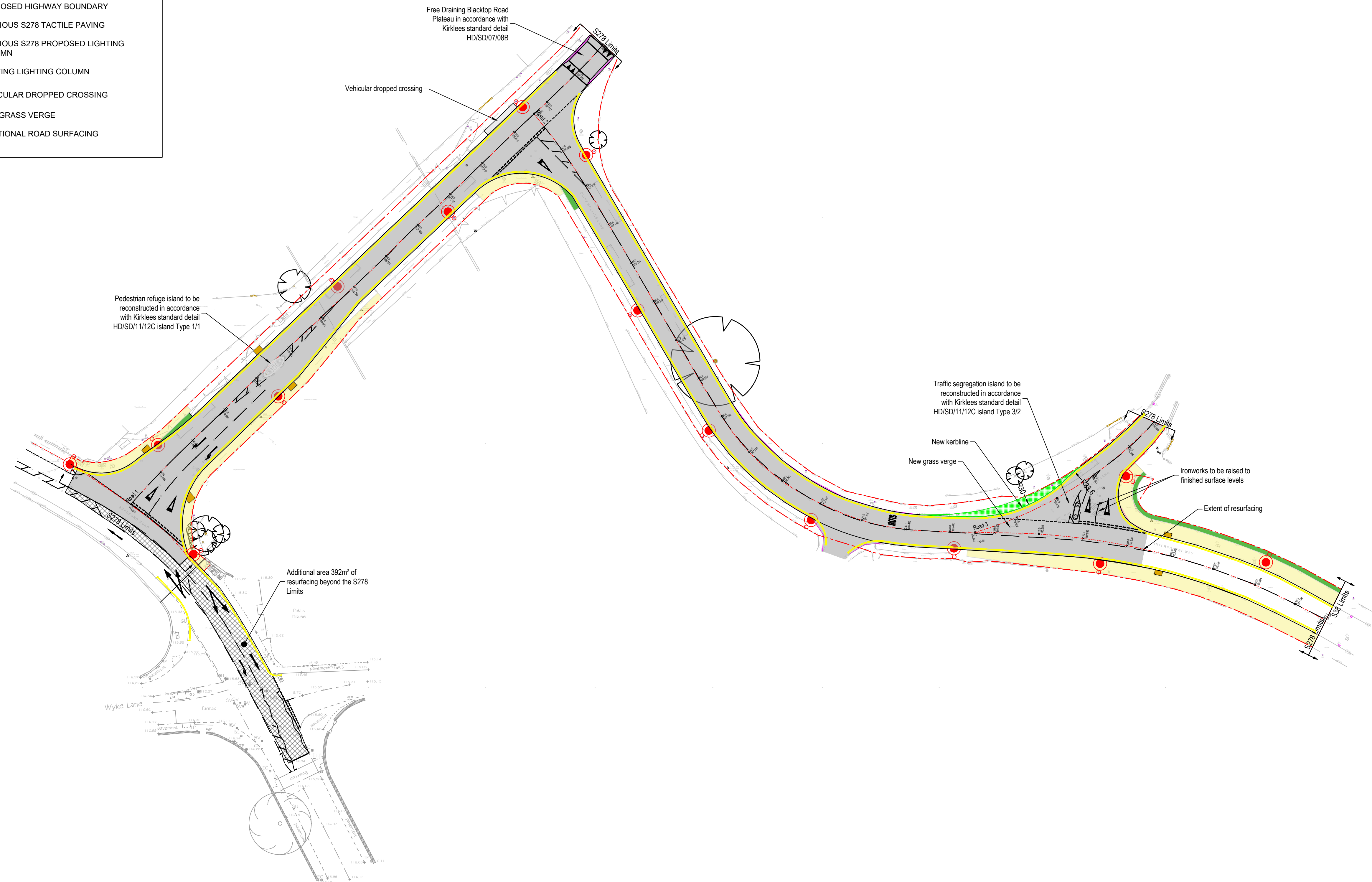
Appendix B – Highways Sign-Off Evidence

Appendix A – Implemented Plans



KEY

- ROAD SURFACING EXTENTS
- PREVIOUS S278 FOOTWAY WORKS
- PREVIOUS S278 GRASS VERGE
- PROPOSED HIGHWAY BOUNDARY
- PREVIOUS S278 TACTILE PAVING
- PREVIOUS S278 PROPOSED LIGHTING COLUMN
- EXISTING LIGHTING COLUMN
- VEHICULAR DROPPED CROSSING
- NEW GRASS VERGE
- ADDITIONAL ROAD SURFACING

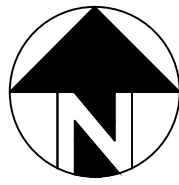


The as-built information on this drawing was supplied by the contractor and confirmed by the contractor as being an accurate representation of the works completed. Andrew Moseley Associates rely solely on the contractor for the provision of this information and accept no responsibility for the accuracy of as-built information provided by the contractor. Any discrepancy between this drawing and the completed works should be referred to the contractor for clarification.

NOTES

- 1) All dimensions are in metres unless stated otherwise.
- 2) All work is to be carried out in accordance with the specification for highways works and scheme specification provided by the local highways authority.
- 3) Underground services are present in the area. Contractor is to confirm the precise line and depth of any services prior to the commencement of any excavation works.
- 4) All ironwork to be raised/lowered to suit finished levels in accordance with the specification section 571AR.

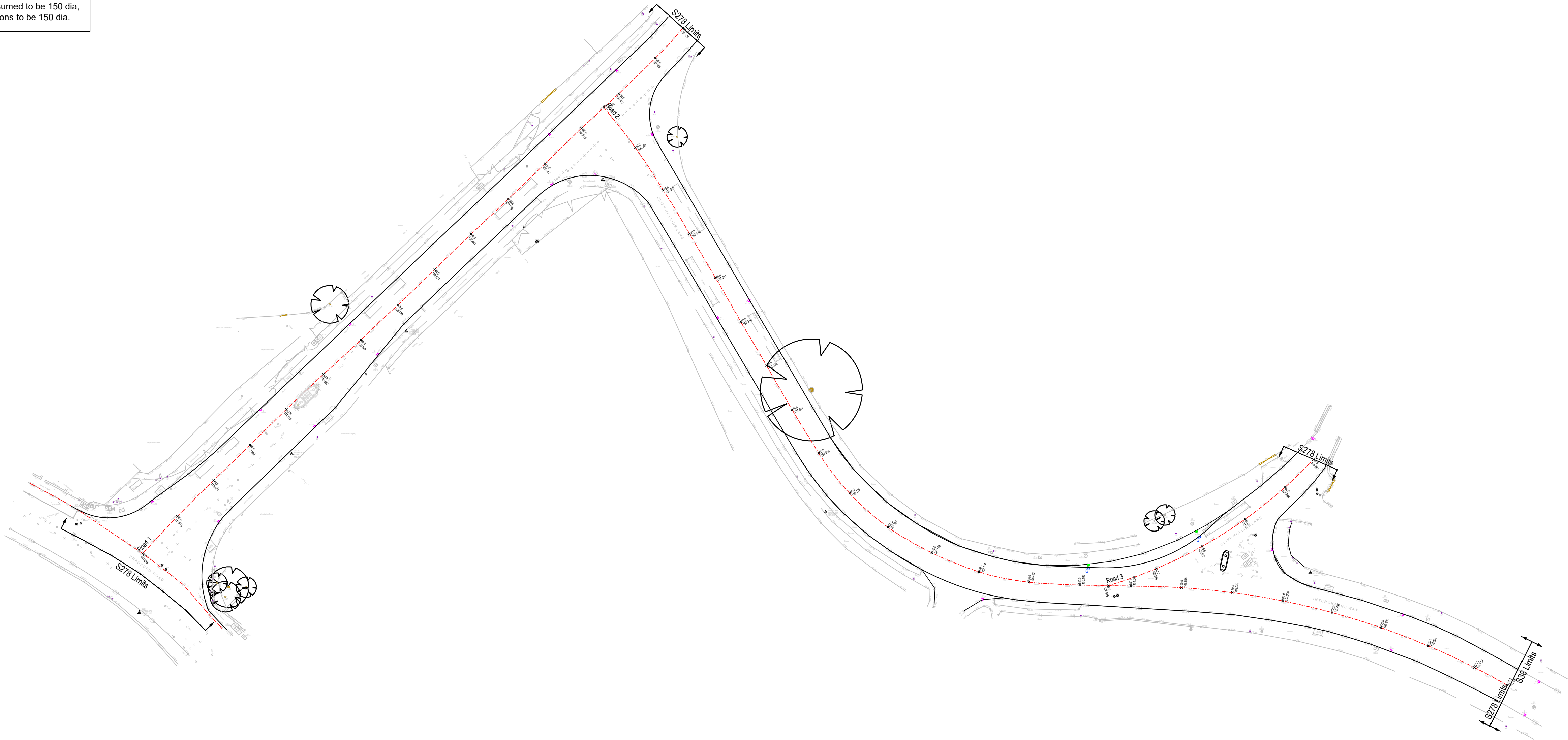
AB1	Asbuilt	18.02.26	TD
C1	Construction Issue	14.07.25	MF
 ANDREW MOSELEY ASSOCIATES Project: INTERCHANGE 26, NORTH BIERLEY Client: 4th INDUSTRIAL GP (UK) LTD Drawing: S278 WORKS GENERAL ARRANGEMENT Drawn By: MF Date: 15.05.2025 Checked: GS Scale: 1:500 Paper: A1 Drawing No: AMA-23141-S278-100 Rev: AB1			



KEY

-  GULLY TO BE REMOVED AND GULLY LEAD RETAINED
-  NEW GULLY - CONNECT TO EXISTING GULLY LEAD
-  EXISTING GULLY FRAMES TO BE RAISED/LOWERED TO SUIT FINISHED SURFACE

NOTE:
Existing gully leads assumed to be 150 dia,
therefore new connections to be 150 dia.

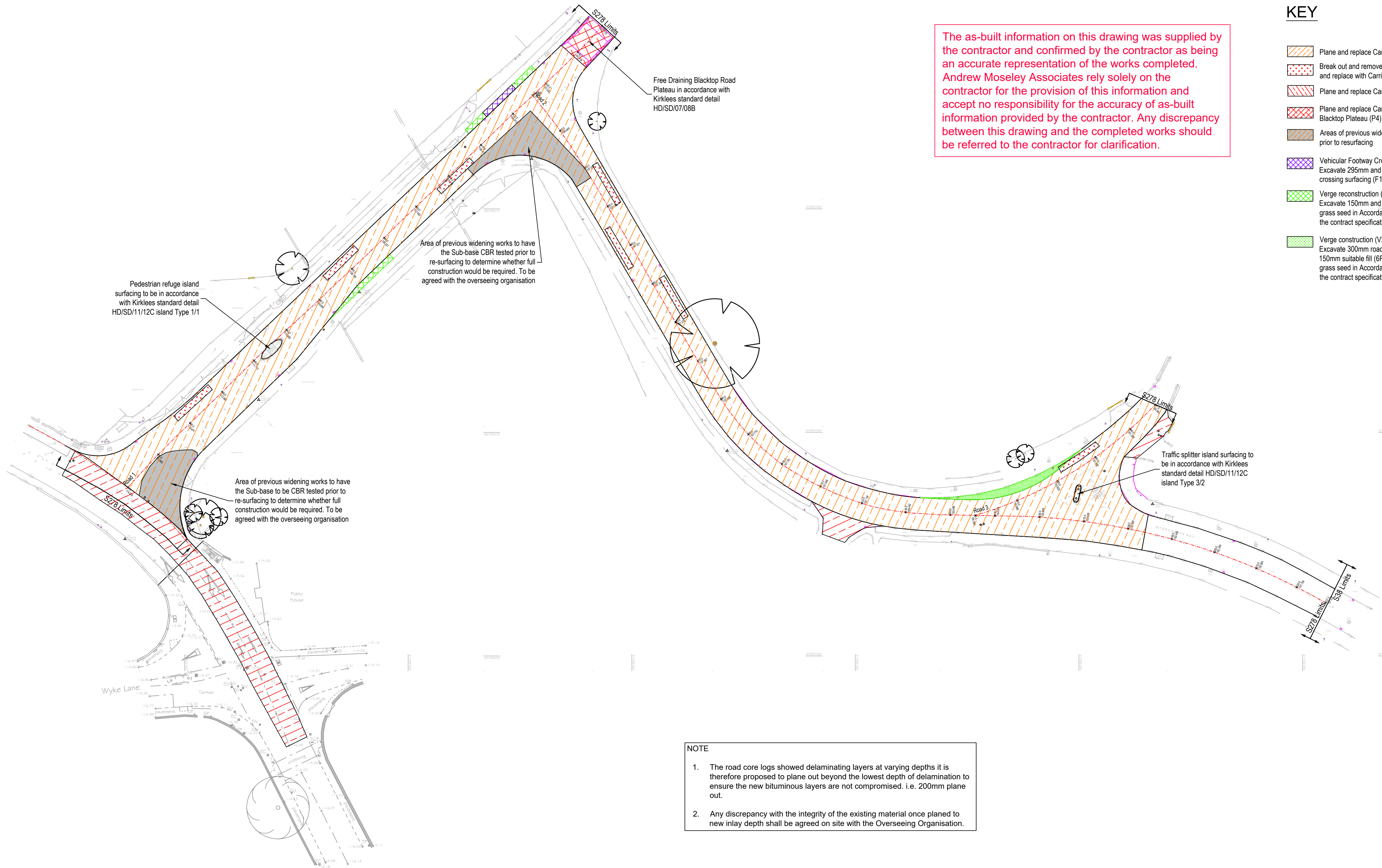
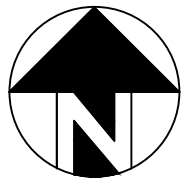


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- 2) All work is to be carried out in accordance with the specification for highways works and scheme specification provided by the local highways authority.
- 3) Underground services are present in the area. Contractor is to confirm the precise line and depth of any services prior to the commencement of any excavation works.
- 4) All ironworks and covers shall be brought up to finished surface levels in accordance with Kirklees contract specification document.
- 5) New gullies to in accordance with Kirklees standard details and HD/SD/05/228

AB1	Asbuilt	18.02.26	MF
C1	Construction Issue	14.07.25	MF
Project		INTERCHANGE 26, NORTH BIERLEY	
Client		4th INDUSTRIAL GP (UK) LTD	
Drawing		DRAINAGE	
Drawn By:	MF	Date:	15.05.2025
Checked:	GS	Scale:	1:500
Drawing No:	AMA-23141-S278-500	Paper:	A1
		Rev:	AB1



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KEY

- Plane and replace Carriageway construction (P1)
- Break out and remove temporary concrete bays and replace with Carriageway surfacing (P2)
- Plane and replace Carriageway surfacing (P3)
- Plane and replace Carriageway surfacing - Blacktop Plateau (P4)
- Areas of previous widening to be investigated prior to resurfacing
- Vehicular Footway Crossing
Excavate 295mm and replace with vehicle crossing surfacing (F1)
- Verge reconstruction (V1)
Excavate 150mm and replace 150mm topsoil and grass seed in Accordance with Appendix 6/8 of the contract specification
- Verge construction (V2)
Excavate 300mm road construction and replace 150mm suitable fill (6F2) and 150mm topsoil and grass seed in Accordance with Appendix 6/8 of the contract specification

NOTES

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- Underground services are present in the area. Contractor is to confirm the precise line and depth of any services prior to the commencement of any excavation works.
- All tie-ins to existing carriageway shall be constructed in accordance with Kirklees standard tie-in detail HD/SD/07/01B.
- Any additional areas identified requiring additional regulating shall be agreed with the overseeing organisation.

NOTE

- The road core logs showed delaminating layers at varying depths it is therefore proposed to plane out beyond the lowest depth of delamination to ensure the new bituminous layers are not compromised. i.e. 200mm plane out.
- Any discrepancy with the integrity of the existing material once planned to new inlay depth shall be agreed on site with the Overseeing Organisation.

PAVEMENT REF P1 ASPHALT CARRIAGEWAY - PLANE 200mm AND INLAY				
LAYER	SHW CLAUSE	MATERIAL	THICKNESS	SPECIAL REQUIREMENTS
SURFACE (SC1)	-	TARMAC ULTILAYER S10	50mm	(Performance-Related Design Mixtures) MINIMUM PSV 68
BINDER (BC1)	930	EME2 BINDER COURSE	75mm	BS EN 13108
BASE (BA1)	930	EME2 BASE COURSE	75mm	BS EN 13108
	920	BOND COAT		BOND COAT APPLIED BETWEEN EACH LAYER

PAVEMENT REF P2 ASPHALT CARRIAGEWAY - BREAK OUT & REMOVE TEMPORARY CONCRETE BAYS 250-310mm AND INLAY				
LAYER	SHW CLAUSE	MATERIAL	THICKNESS	SPECIAL REQUIREMENTS
SURFACE (SC1)	-	TARMAC ULTILAYER S10	50mm	(Performance-Related Design Mixtures) MINIMUM PSV 68
BINDER (BC1)	930	EME2 BINDER COURSE	75mm	BS EN 13108
BASE (BA1)	930	EME2 BASE COURSE	125-185	THICKNESS SUBJECT TO CONCRETE DEPTH BS EN 13108
	920	BOND COAT		BOND COAT APPLIED BETWEEN EACH LAYER

PAVEMENT REF P3 ASPHALT CARRIAGEWAY - PLANE AND INLAY				
LAYER	SHW CLAUSE	MATERIAL	THICKNESS	SPECIAL REQUIREMENTS
SURFACE (SC1)	-	TARMAC ULTILAYER S10	50mm	(Performance-Related Design Mixtures) MINIMUM PSV 68
	920	BOND COAT		BS EN 13808

PAVEMENT REF P4 ASPHALT CARRIAGEWAY - PLANE AND INLAY - BLACKTOP PLATEAU				
LAYER	SHW CLAUSE	MATERIAL	THICKNESS	SPECIAL REQUIREMENTS
SURFACE	912	AC10 CLOSE SURF 100/150	30mm	
BINDER	929	AC20 DENSE BIN 100/150	45mm	
	920	BOND COAT		BS EN 13808

PAVEMENT REF F1 ASPHALT VEHICULAR FOOTWAY CROSSING				
LAYER	SHW CLAUSE	MATERIAL	THICKNESS	SPECIAL REQUIREMENTS
SURFACE	909	AC 6 DENSE SURF 100/150	20mm	
BINDER	929	AC 20 DENSE BIN 100/150	50mm	
SUB-BASE	803	TYPE 1 UNBOUND MIXTURE	225mm	

AB1

As-built

18.02.26

TD

C1

Construction Issue

14.07.25

MF

AMA

ANDREW MOSELEY ASSOCIATES

Transport & Infrastructure
Consultants

St Paul's Street
Second Floor
Leeds
LS1 2JG
www.ama.co.uk

Project:

INTERCHANGE 26,
NORTH BIERLEY

Client:

4th INDUSTRIAL GP (UK) LTD

Drawing:

S278 WORKS
PAVEMENT CONSTRUCTION

Drawn By:

MF

Date:

13.05.2025

Checked:

GS

Scale:

1:500

Paper:

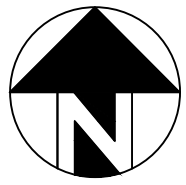
A1

Drawing No:

AMA-23141-S278-700

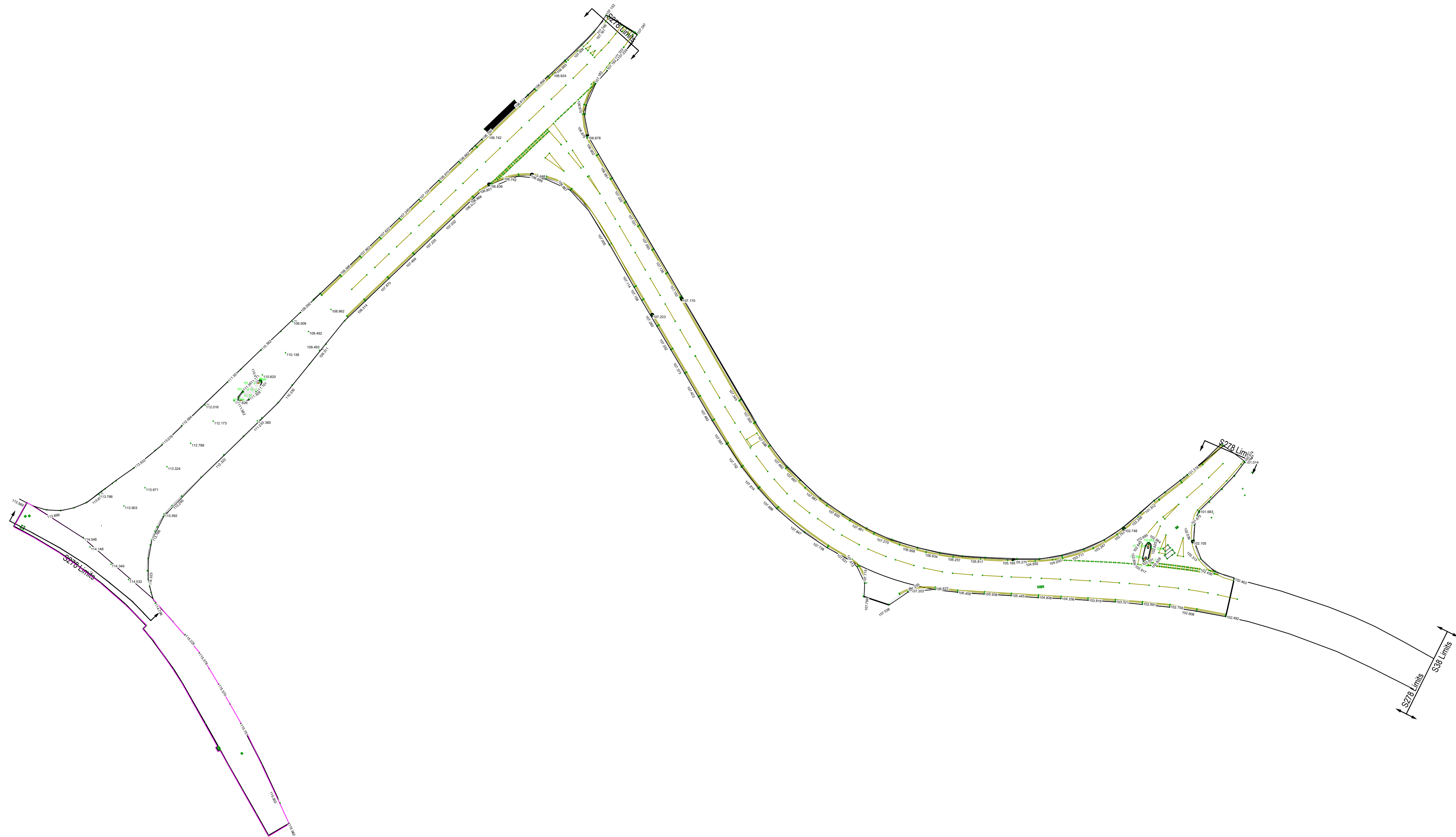
Rev:

AB1



KEY

- MAJOR CONTOUR AT 250mm
- MINOR CONTOURS AT 50mm
- PROPOSED LEVELS

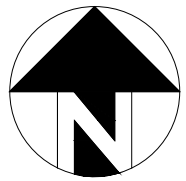


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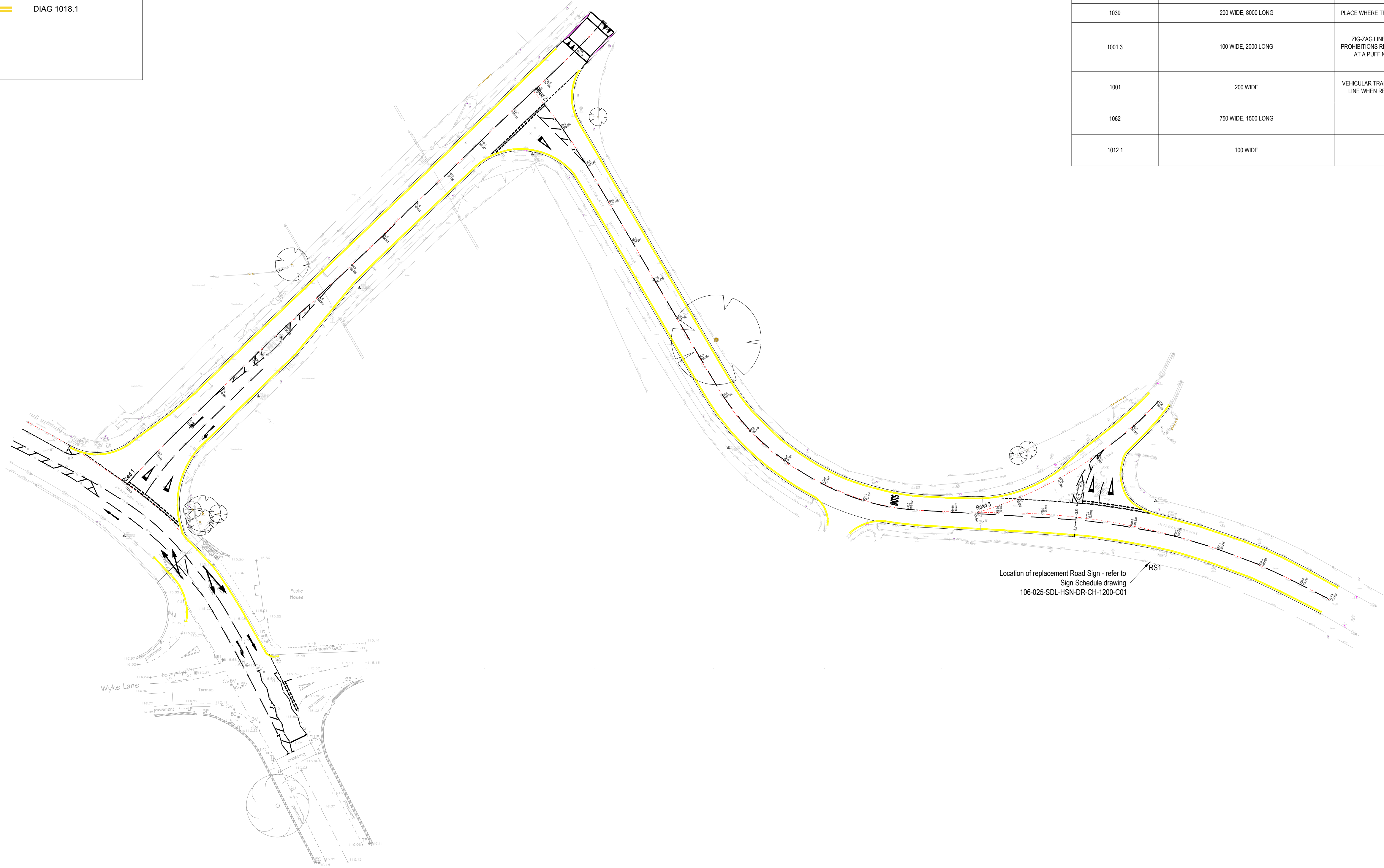
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AB1	Asbuilt	18.02.26	MF
C1	Construction Issue	14.07.25	MF
 ANDREW MOSELEY ASSOCIATES Transport & Infrastructure Consultants St Paul's Street Second Floor Leeds LS1 2JG www.ama.co.uk			
Project: INTERCHANGE 26, NORTH BIERLEY			
Client: 4th INDUSTRIAL GP (UK) LTD			
Drawing: S278 WORKS PROPOSED LEVELS			
Drawn By: MF	Date: 13.05.2025		
Checked: GS	Scale: 1:500	Paper: A1	
Drawing No: AMA-23141-S278-710	Rev: AB1		



KEY

- DIAG 1004
- DIAG 1009
- DIAG 1003
- DIAG 1018.1



ROAD MARKING SCHEDULE

TSGRD REFERENCE	DIMENSIONS (IN mm UNLESS OTHERWISE STATED)	DETAILS
1009A	200 WIDE, 600 LINE AND 300 GAP	EDGE OF CARRIAGEWAY AT ROAD JUNCTION
1003	200 WIDE, 600 LINE AND 300 GAP	VEHICULAR TRAFFIC MUST GIVE WAY AT THIS MARKING
1023	1250 WIDE AND 3750 LONG	APPROACH TO A ROAD JUNCTION
1004	150 WIDE, 4000 LINE AND 2000 GAP	VEHICULAR TRAFFIC SHOULD NOT CROSS OR STRADDLE THE LINE UNLESS SAFE TO DO SO
1038 (LEFT)	750 WIDE AND 4000 LONG	LEFT TURN TRAFFIC MANOEUVRE
1038 (RIGHT)	750 WIDE AND 4000 LONG	RIGHT TURN TRAFFIC MANOEUVRE
1038 (AHEAD)	500 WIDE AND 4000 LONG	AHEAD TURN TRAFFIC MANOEUVRE
1040	2000 SPACING FOR 150 DIAGONAL MARKING. 150 WIDE, 4000 LINE AND 2000 GAP	PART OF CARRIAGEWAY WHICH VEHICULAR TRAFFIC SHOULD NOT ENTER UNLESS IT IS SEEN BY THE DRIVER TO BE SAFE TO DO SO
1018.1	100 WIDE, 100 GAP	WAITING OF VEHICLES PROHIBITED AT ALL TIMES
1039	200 WIDE, 8000 LONG	PLACE WHERE TRAFFIC STREAMS DIVIDE OR BIFURCATE
1001.3	100 WIDE, 2000 LONG	ZIG-ZAG LINES TO INDICATE REQUIREMENTS OR PROHIBITIONS RELATING TO STOPPING OR OVERTAKING AT A PUFFIN, SIGNAL-CONTROLLED CROSSING
1001	200 WIDE	VEHICULAR TRAFFIC MUST NOT PROCEED BEYOND THE LINE WHEN REQUIRED TO STOP BY LIGHT SIGNALS
1062	750 WIDE, 1500 LONG	ROAD HUMPS
1012.1	100 WIDE	

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AB1	Asbuilt	18.02.26	OHJ
C2	Road Sign relocation added	01.09.25	OHJ
C1	Construction Issue	14.07.25	OHJ
			
Project: INTERCHANGE 26, NORTH BIERLEY			
Client: 4th INDUSTRIAL GP (UK) LTD			
Drawing: S278 WORKS ROAD MARKINGS			
Drawn By: OHJ	Date: 13.05.2025		
Checked: GS	Scale: 1:500	Paper: A1	
Drawing No: AMA-23141-S278-1200	Rev: AB1		

Appendix B – Highways Sign-Off Evidence

PROVISIONAL CERTIFICATE

To: Network Space Capital Limited
Address: Centrix House, Crow Lane East, Newton Le Willows, St Helens, Merseyside, WA12 9UY
FAO: Tony Fox
Date: 08/09/2025

Works Title: SECTION 278 – Interchange 26

Description: Resurfacing of Bradford Road, Mill Carr Hill Rd, Cliff Hollins Lane and Interchange Way. Redesign of current road connection from Cliff Hollins Lane to Interchange Way including a traffic island. Upgraded refuge island on Mill Carr Hill Rd. Installation of new kerbs, associated road markings and signage, adjusted gullies and inspection chambers.

Programmed Completion Date: 8th September 2025 **Last Accepted Programme:**

Contract No: N/A **Profess No.** 50/61720

Date of provisional certificate
8th September 2025

Outstanding/ Defective works on the attached schedule are to be corrected by the *defects date*.

The *defects date* is 8th September 2026

Calendar month after the Completion of the whole of the works, which will occur on

8th October 2026

Works checked by Site Supervisor/ Assistant Project Manager:

Name: Mohammed Khaleel Signature:  Date: 6/10/2025

Completion certified by the Project Manager:

(Name) Kumaravel Kurusamy (Signature)  (Date) 9/10/2025