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:	2026/44/91582/W
Site Address:	Land south of railway line, Scar Lane, Milnsbridge, Huddersfield, HD3 4PN
Description:	Discharge of details reserved by condition 14 (Stage 1 Safety Audit) on previous permission 2022/91789 for erection of four industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units (within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 21-Jul-2026

Application: 2026/91582

Application Site: Land south of railway line, Scar Lane, Milnsbridge, Huddersfield, HD3 4PN.

Proposal: Discharge of details reserved by condition 14 (Stage 1 Safety Audit) on previous permission 2022/91789 for erection of four industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units (within a Conservation Area).

Assessment

Condition 14 (Stage 1 Safety Audit)

> *14. Prior to development commencing, a Stage 1 Safety Audit and Designer's Response for the proposed site access and associated alterations covering all aspects of work including those on Scar Lane, shall be submitted to, and approved in writing by, the Local Planning Authority. Before any of the hereby approved buildings are brought into use, the alterations identified within the approved Stage 1 Safety Audit and Designer's Response shall be implemented and retained thereafter.* ***Reason:*** *This is a pre-commencement condition to ensure that suitable access arrangements are implemented for the development, in the interest of the safe and efficient use of the Highway, in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.*

In support of Condition 14, the following documents have been submitted:

- S278 Agreement Works, Designers Response to Stage 1 Road Safety Audit, authored by Meraki Alliance, dated, 08/06/2026, received 20/07/2026.
- Stage 1 Road Safety Audit, Ref: MAL/SLMPIDS278/RSA1 Rev 0, authored by Meraki Alliance, dated 04/06/2026, received 10/06/2026.
- Site Plan, Drawing No. 1101-DAG-SK-A-0200, Rev A, received 10/06/2026.
- General Arrangement Plan, Drawing No. E25/8392/040A, received 10/06/2026.

The above condition has been reviewed by KC Highway Safety who have provided the following response in their consultation dated 17/07/2026:

> *The applicant appears to have got one step ahead of themselves on this one. They are required to submit an audit brief for approval prior to any undertaking in accordance with GG119. Once this has been approved by our audit team, they can then progress to the audit. A designer's response should be provided once the audit has been carried out on the pro forma attached.*

The current arrangement has not been done in accordance with GG119 and therefore not acceptable.

Please can you advise the applicant.

Following receipt of the above comments, KC Highways had further discussions with the S38 team, who provided an updated S278 Agreement Works, Designers Response to Stage 1 Road Safety Audit, which was updated on the 08/06/2026. KC Highways have reviewed this document and noted in their comments dated 20/07/2026:

To confirm Section 38 have advised the audit has been done and all ok. It threw me initially because not all of the information was included in the DOC application.

This condition can now be discharged.

Officers concur with the above assessment made by KC Highway Safety and recommend that the details submitted are approved. However, Condition 14 has the below requirement which must be adhered to, to ensure ongoing compliance, a note of which is recommended to be included on the decision notice:

Before any of the hereby approved buildings are brought into use, the alterations identified within the approved Stage 1 Safety Audit and Designer's Response shall be implemented and retained thereafter.

Recommendation: Approve details.

Report Dated: 21/07/2026

Recommended Decision Notice Text

Condition 14 (Stage 1 Safety Audit)

Pursuant to Condition 14, you have submitted:

- S278 Agreement Works, Designers Response to Stage 1 Road Safety Audit, authored by Meraki Alliance, dated, 08/06/2026, received 20/07/2026.
- Stage 1 Road Safety Audit, Ref: MAL/SLMPIDS278/RSA1 Rev 0, authored by Meraki Alliance, dated 04/06/2026, received 10/06/2026.
- Site Plan, Drawing No. 1101-DAG-SK-A-0200, Rev A, received 10/06/2026.
- General Arrangement Plan, Drawing No. E25/8392/040A, received 10/06/2026.

The submitted details are acceptable for the initial requirements of Condition 14 and are hereby approved.

However, be aware that Condition 14 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *Before any of the hereby approved buildings are brought into use, the alterations identified within the approved Stage 1 Safety Audit and Designer's Response shall be implemented and retained thereafter.*