From: Farhad Khatibi
Sent: 03 November 2026 18:34
To: Planning ContactCentre
Cc: Sarah Longbottom
Subject: RE: Attached letter from Kirklees Council regarding application number 2026/91775 at location land at, Dowker Street, Milnsbridge, Huddersfield, HD3 4JU

Hi Elenya

Further to the DOC applications submitted in connection with the above, I would like to advise the following:

Condition 7 (retaining walls) – This condition can not be discharged, pending the technical approval of the design of proposed retaining walls adjacent to the highway via submission of AIP.

Condition 9 (surface water features in the Highway)- This condition can not be discharged as the proposed drainage design includes the construction of oversize manholes with internal diameter exceeding 1.8m, which is in breach of our policy, as stated in the Highways Structural Procedures (see https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/highways-structural-procedures.pdf for detail.

Condition 10 (culvert condition Survey)- This condition can not be discharged as the survey does not include a suitable surveyed site plan showing the exact extent of the culvert together with chainages relating to the survey report to establish the section of the culvert which will fall within the influence zone of highway loading from the proposed highway. Upon the receipt of this information, we will be able to determine whether the affected section will need to be subject to a full structural assessment (via submission of an AIP) to establish if it can accommodate the required highway loading.

Condition 24 (facing materials)- my only interest in this condition pertains to the facing material for adoptable retaining walls supporting the highway. Upon the receipt of information required in conjunction with condition 7, I will be able to comment in relation to the aforesaid walls.

Finally, I would like to reiterate that there are significant complexities with this site, which I believe would be best explained by having a meeting with the developer or their agents. Please suggest this to them when communicating the above information.

Regards

Farhad Khatibi

Bridges & Structures Manager
Structures Section
Highways and Streetscene
Kirklees Council

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