

Planning ContactCentre

From: Farhad Khatibi
Sent: 12 August 2026 16:30
To: Planning ContactCentre
Subject: RE: Attached letter from Kirklees Council regarding application number 2026/92204 at location 4, Back Lane, Grange Moor, Huddersfield, WF4 4EJ

Categories: Lindsay H

Hi Danielle

Please arrange for the inclusion of the following conditions:

- 1) Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls adjacent to the existing highway and PRoW (KIR/37/10) including any modifications to the existing boundary retaining walls supporting B6118 Liley Lane and Back Lane shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.
- 2) Before the development commences, a full structural dilapidation survey of the existing boundary retaining walls supporting B6118 Liley Lane and Back Lane shall be undertaken by a suitably qualified and experienced structural engineer and a copy of the report submitted to the Highway Structures team for record purposes. A further structural dilapidation survey of the retaining walls shall also be required following the completion of the works and any defects arising in the retaining walls due to the works associated with the proposed development shall be made good to the satisfaction of the Council's Highway Structures team, at the developer's expense.
- 3) Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint or influence zone of highway loading, whilst ensuring that attenuation tanks and oversize manholes in the highway are limited to 1.80m internal diameter, shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development. See <https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/highways-structural-procedures.pdf> for further details and in particular, for the certification of oversize pcc manholes and their cover slabs, as advised in this document.

Important Notes:

All new storm water attenuation tanks/pipes/culverts with internal diameter/ spans exceeding 0.9m must be located off the adoptable highway. Any decision to locate these facilities within the adoptable highway footprint must be accompanied with a full risk evaluation report with particular reference to their proposed inspection, structural assessment and maintenance regime in compliance with the CDM Regulations 2015 requirements. The adopting authority (i.e. Yorkshire Water) will also be required to produce and submit a legally binding agreement to the Highway Authority explicitly stating that they will be fulfilling their obligations in relation to the systematic and cyclical inspection and structural assessment of any attenuation structure located within the highway footprint, in full compliance with CS450- Inspection of Highway structures.

Furthermore, all new precast pipes/ culverts/storage tanks proposed for use within the footprint of an adoptable highway must comply with the Specification for Highway Works (SHW-Series 500 or 2500) and must be accredited with a BBA (The British Board of Agrément Roads and Bridges) or HAPAS (Highway Authority Product Approval Scheme) or equivalent certificate.

4)

From: Planning ContactCentre <Planning.ContactCentre@kirklees.gov.uk>

Sent: 12 August 2026 10:34

To: Farhad Khatibi <Farhad.Khatibi@kirklees.gov.uk>

Subject: Attached letter from Kirklees Council regarding application number 2026/92204 at location 4, Back Lane, Grange Moor, Huddersfield, WF4 4EJ

Dear Sir/Madam

Please find attached documentation relating to the above application.

Kind regards

Kirklees Planning