

BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

Our Ref: 20-270/NC/SCW

please reply to Leeds office

7th August 2026

William Simcock
Senior Planner
Economy and Infrastructure – Planning & Development
1st Floor, Civic Centre 3
Huddersfield, HD1 2JR

Dear Mr Simcock

DISCHARGE OF CONDITION 8 RELATING TO PLANNING PERMISSION REFERENCE 2021/62/92528/E – ERECTION OF RETAIL DEVELOPMENT, ASSOCIATED PARKING, SERVICING AREAS AND LANDSCAPING, LAND OFF BANKWOOD WAY, BIRSTALL RETAIL PARK, BIRSTALL, BATLEY, WF17 9DT

As you are aware, Condition 8 of the above referenced planning permission requires the submission of a scheme for directional signage onto the highway network from within the site. During the preparation of a submission to discharge this condition, we have clarified the envisaged signage strategy, with your highways officers, which sought to direct traffic via Bankwood Way to the southeast of the store, to avoid the more heavily trafficked Woodhead Road route to Gelderd Road.

However, we have established that the section of Bankwood Way to the southeast of the store, is not part of the adopted highway and is in a poor state of repair, with evidence of fly tipping and limited maintenance. Given these circumstances, we do not consider it appropriate to install directional signage that would encourage vehicles to use this route.

The alternative route via Woodhead Road to Gelderd Road represents the principal and self-evident route to and from the site. Given its established nature, we do not consider that the provision of directional signage along this route would provide any meaningful benefit to road users or achieve the purpose of the condition.

Accordingly, we have concluded that there is no appropriate or effective directional signage scheme that can reasonably be implemented. On this basis, it is respectfully requested that the Local Planning Authority accepts the justification set out above and confirms that the requirements of Condition 8 have been satisfactorily addressed, such that the condition can be discharged.

Yours sincerely

Stuart Wilkins
Director

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