



**Canal &
River Trust**

Making life better by water

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2022/62/92459/W

Our Ref CRTR-PLAN-2025-43551

Monday 3 November 2025

Dear John Holmes,

Proposal: Conversion of former mill to form 5 apartments including extension and alterations, demolition of outbuilding, construction of 4 no open sided car port structures and associated works.

Location: Bankgate Mills, Bank Gate, Slaithwaite, Huddersfield

Waterway: Slaithwaite Output Feeder

Thank you for your consultation on the additional details provided with respect to the above application.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

As confirmed in our previous comments made on this application, the Trust owns and manages Slaithwaite Reservoir located to the west of the application site. The site sits upon elevated ground above the main spillway taking water from the reservoir. The spillway is also owned and maintained by the Trust, and features supporting walls on both sides of the channel as it passes below the site.

The Trust has previously requested calculations to demonstrate that the land upon which the development is sited can be made stable to ensure a safe development. In our previous response, dated 8th October 2025, the Trust raised comments in respect of calculations provided by the applicant, upon which we were consulted on 23rd September 2025. These comments requested the provision of additional details upon:

- The cross-section angle upon which the calculations were based;
- Calculations concerning the toe retaining wall; and
- Details concerning the impact of drainage works.

The Trust has reviewed comments from the applicant's consultants (dated 14th October 2025) and has also undertaken a meeting with the applicant and their consultant on 23rd October 2025 to address these matters. Furthermore, the Trust was provided revised calculations (dated 23/10/2025) to incorporate sliding checks.

In response to the additional details received, and clarifications from the applicant's consultant on the proposed earthworks, **the Trust is satisfied that the earthworks proposed by the applicant reduce risks of land instability that could otherwise impact the safe operation of the reservoir spillway.**

Canal & River Trust Spatial Planning Team

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To clarify, we consider that the analysis of overturning around the toe can be considered the worst case scenario, and that analysis of overturning of blocks higher up the wall is not required; and that it is confirmed that free draining backfill material to the new wall will be included to allow groundwater to drain towards lower ground.

To ensure the safety of future residents on site, it is important that the works to stabilise the slope are carried out before the first occupation of the site. **We request that this is secured via the use of an appropriately worded condition. Suggested wording is provided below:**

“Works to stabilise the slope to the South West of the site shall be carried out in accordance with details submitted in Drawing 250722Rev0 and the Structural Survey by TJ Booth Associates both received by the Local Planning Authority on 23/09/2025 and the Structural Calculations by TJ Booth Associates dated 23/10/2025. Upon completion a verification report by a suitably qualified practitioner shall be submitted to and approved in writing by the local planning authority to confirm completion of the stabilisation works before the development is occupied.”

Reason: In the interest of securing land stability on site for the safety of future occupants. In accordance with the aims of paragraph 187 (part e) from the National Planning Policy Framework.

It is important that appropriate precautions are undertaken during the stabilisation works on site to ensure that no excessive loading occurs onto the land, and to protect the spillway from potential debris or runoff from exposed soils. Works to the land should be carried out in accordance with relevant existing health and safety legislation. Excavation activity would also need to be sequenced appropriately to minimise the risk of land slips during the works.

To address these risks, **we request that a Management Plan should be provided prior to the commencement of works on the slope. Details could be reserved through the use of an appropriately worded condition. Suggested wording is provided below:**

“Prior to the commencement of the approved stabilisation works, a Works Statement shall first be provided to and approved in writing by the Local Planning Authority to detail how the stabilisation works will be carried out. Details shall include:

- A written specification to detail the sequencing of excavation works on site;***
- Measures that will be employed to prevent the runoff of silt-laden water or debris towards the spillway to Slaithwaite Reservoir;***
- The location of stockpiles and fuels to be stored on site.***

Thereafter, the works shall be carried out in accordance with the approved details”

Reason: In the interest of securing land stability on site during the works, and to protect the water environment from potential pollution. In accordance with the aims of paragraph 187 (part e) from the National Planning Policy Framework.

Surface Water Drainage

We have previously raised comments with respect to surface water drainage from site. Revisions to the original proposals to remove 2 dwellinghouses, and submitted drawings indicate that surface water drainage will be managed using existing means of discharge from site.

Should surface water drainage details be amended, we request that details of this should then be provided so that the Trust can assess for any potential impact to the spillway channel.

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Comments as Adjacent Landowner

Due to the proximity of the site to the spillway of Slaithwaite Reservoir, works may need to accord with the Trust's Code of Practice. We therefore request that, in the event of a positive determination, the following informative is appended to the decision notice:

"The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust"

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI

Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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