



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

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Date: 21-Nov-2024
Our Ref: 2023/91243

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 10 (Validation Report), 12 (estate roads), 13 (junction) and 14 (retaining walls) of previous permission 2022/92365 for variation of condition 2 (plans) of previous permission 2019/92361 for erection of 19 dwellings former railway goods yard, adj, Fold Farm, Netherton Fold, Netherton, Huddersfield, HD4 7HB
Application Number: 2023/91243**

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Apr-2023.

Condition 10: Validation Report

Pursuant to condition 10 you have submitted:

- Phase IV Validation Statement Rev 2 by Met Consultancy Group (ref: P19-00650)
- Gas Membrane Installation Validation Report Version 6 by MEC Environmental Ltd (dated 05/06/2023)

The information submitted provides sufficient evidence regarding remediation in compliance with the Remediation Strategy. The submission is therefore considered to fulfil the requirements of condition 10 and is hereby approved.

Condition 12: estate road

Pursuant to condition 12 you have submitted:

- Highways Section 38 Technical Approval (reference 1913 Fold Farm, Netherton)

The contents of the above document sufficiently address the requirements of condition 12.

However, please be reminded that condition 12 requires the scheme to be completed in accordance with the approved plans before any dwelling is brought into use, and the estate roads are required to be retained thereafter.

Condition 13: junction

Pursuant to condition 13 you have submitted:

- Highways Section 38 Technical Approval (reference 1913 Fold Farm, Netherton)

The contents of the above document sufficiently address the requirements of condition 13.

Please be reminded that condition 13 allows no building to be occupied until the works to provide the junction have been completed in accordance with the approved plans, and the junction required to be retained thereafter.

Condition 14: retaining walls

Pursuant to condition 14 you have submitted:

- Highway Burr Wall within Plots 2 and 3 (reference P19-00650-Met-S-079, issue 3)
- Site levels plan (reference P19-00650-M2-C-008 rev 7)
- Proposed Private Cantilevered RC Burr Wall at Netherton Fold and Lea Lane (reference P19-00650-Met-M2-S-080 issue 6)
- Design and Check Certificate (Private Mass Concrete Burr Wall, structure ref K61067)
- Construction Compliance Certificate (Private Reinforced Cantilever Burr Wall integrated with buildings Plot 2 and 3, structure ref K61068)
- Construction Compliance Certification (Mass Burr Wall adjacent to Plot no. 1, structure ref K61067)
- Design and Check Certificate (Private Reinforced Cantilever Burr Wall integrated with buildings Plot 2 and 3, structure ref K61067)
- Design and Check Certificate (Private Reinforced Cantilever Burr Wall integrated with buildings Plot 2 and 3, structure ref K61068)
- Design and Check Certificate (Cantilever Reinforced Concrete Burr Wall, structure ref K61068)

There are still outstanding certification matters (regarding construction compliance certificates) to be resolved. The final comments of KC Highway Structures in respect of condition 14 are awaited and a decision relating to condition 14 will be issued in due course.



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You are advised to discuss the above with KC Highway Structures to assist the prompt discharge of condition 14.

Yours faithfully

Mathias Franklin
Head of Planning and Development