DCAdmin

From: Farhad Khatibi
Sent: 12 December 2023 14:09
To: Planning ContactCentre
Subject: RE: Attached letter from Kirklees Council regarding application number 2023/93162 at location 57-59, Cliff Road, Holmfirth, HD9 1UY

Categories:

Hi Lucy

Please arrange for the inclusion of the following conditions for the above site:

1) Before the development commences a scheme detailing the location and fully dimensioned cross-sectional information together with the design and construction details for the proposed modifications to the existing highway retaining wall supporting Cliff Road shall be submitted via an Approval in Principle (AiP) document and approved by the Highway Authority in writing Highway Authority. 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 highway retaining wall supporting Cliff Road adj to Nos 57-59 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 wall shall also be required following the completion of the works and any defects arising in the highway retaining wall due to the works associated with the proposed development shall be made good to the satisfaction of the Council's' structures team, at the developer's expense.

It should be noted that to enable condition 2 to be satisfied, the ivy covering the highway retaining wall must first be severed near the base of its main stems and allowed to die off for at least 6-9 months before the ivy can be carefully detached from the wall and removed without causing damage to the existing dry stone wall. Failure to comply with this methodology could result in dislodging the stones in the dry stone wall and cause it to collapse, which would have to be reconstructed at the developer's expense.

Regards

Farhad Khatibi

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