

REF:3067/LLB/003

Petrian Construction Ltd
27 Sharp Ln,
Almondbury,
Huddersfield HD4 6SW

21st March 2024

Dear James,

RE: LANCASTER LANE, BROCKHOLES – TEMPORARY KING POST RETAINING WALL

Further to our various telephone conversations and following our meeting with the team at Kirklees County Council (KCC) we are pleased to enclose our final package of information which we anticipate should allow discharge of the remaining condition relating to the above development. For the avoidance of doubt we understand the remaining condition as follows:

“No development shall take place until the design and construction details of all temporary and permanent highway retaining structures within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include a design statement; all necessary ground investigations on which design assumptions are based; method statements for temporary and permanent works and removal of any bulk excavations; a full slope stability analysis together with structural calculations; and all associated safety measures for the protection of the adjacent public highway, footpath and retaining wall. All highway retaining structures shall be designed and constructed in accordance with the approved details and shall be so retained thereafter.”

In line with the above we have now completed and attach the following:

Design statement, all necessary ground investigations and design assumptions

The above items are covered by the completed and agreed AIP document. This includes a design statement, ground investigations and agreed soil design parameters.

Method statements for both temporary and permanent works and removal of any bulk excavations

These have already been supplied as part of the AIP submission and are contained within the Construction Management Statement (Appendix C) and Within the Design Statement (Appendix C)

A full slope stability analysis together with structural calculations

The attached documents include the detailed design calculations for the proposed temporary wall including a slope stability model.

All associated safety measures for the protection of adjacent public highway, footpath and retaining wall

An assessment of the existing parapet wall undertaken by Wilde Consultants Ltd in accordance with BS8779:2022. This confirms that the existing wall is suitable to confirm an errant vehicle. It also includes a Fatal Accident Rate (FAR) risk assessment for the proposed development which records the FAR as 7 which is considerably lower than the risk of walking along the adjacent pavement. In view of the above we would not propose to undertake any additional works to the existing Burr wall as we would consider the risk to road users to be unchanged. However we do recognise that there remains a residual risk to the future occupiers associated with ejected debris and whilst would consider an FAR of 7 to be a reduction as low as reasonably possible would propose to construct a suitably designed timber catch fence as part of the permanent works to offer further conservatism with regards to occupier risk. Details of the proposed fence are included as drawing No.3067-DR-001

“All highway retaining structures shall be designed and constructed in accordance with the approved details and shall be so retained thereafter.”

The temporary wall has been designed in accordance with the previously agreed AIP and the relevant standards. With regards to the proposed permanent works, as previously discussed these have been designed so as to be outside of the zone of influence of the existing Burr wall and as such are not highways retaining structures. However, for completeness we also include copies of the design drawings for the proposed permanent walls.

In line with the above we would recommend that the documents now provided are sufficient to allow the discharge of the outstanding planning permission

We trust this is satisfactory, should you have any queries please do not hesitate to contact me

Yours sincerely,

Sam Fishburne

Director

BSc (Hons) MSc FGS CGeol RoGEP