

MH/CHS/2278

20 November 2024

Louise Bearcroft
Senior Planning Officer
Planning and Development Service
Growth & Regeneration
PO Box 1720,
Huddersfield
HD1 9EL

Dear Louise

2024/92553 Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD

With regards to the National Highways response, I refer to the 5 bullet points under Temporary Non-Approval below:

- NH note that the TA doesn't refer to DfTC 01/22 and that due to the small number of trips this is acceptable.
- NH suggest the CTMP being conditioned – noted and understood.
- With reference to the level changes along the rear boundary; the proposed fence line is to follow the existing fence line / site boundary and is therefore within our client's ownership. The existing fence should set a precedent for boundary protection. I have had confirmation from the client that they would be happy to provide a timber fence as opposed to a paladin fence to the rear if this would be more agreeable. To my knowledge we are not proposing any level changes within close proximity of the boundary, the retaining wall as shown to the rear of units 1-4 is a deadwall incorporated into the line of the masonry to the rear of the building, which is over 3m from the site boundary and therefore should have no impact on the stability of the embankment.
- We cannot find any record of exact legal agreement with regards to access onto the site, however we appreciate that should maintenance access be required there needs to be adequate space to the rear of the buildings. Per my previous bullet point we would agree to change the fence from paladin to timber if this would be beneficial from a maintenance access perspective. Please advise.
- The foul treatment plant will be maintained in accordance with the manufacturer's recommendations. Please see the attached installation guide and in particular Section 9 which goes over the maintenance details.

I trust this is acceptable.

Yours sincerely

Matthew Hall BSc Arch Tech
Associate