

Kirklees Council
Planning Services

Date : 16.01.24

**RE : DISCHARGE OF CONDITIONS 2021/62/93006/E- YEW TREE FARM, THE VILLAGE,
FARNLEY TYAS, HUDDERSFIELD, HD4 6UQ**

CONDITION 3 – REMEDIATION & PHASE 2

- Please see attached Phase 2 Report by Rogers Geotechnical (C4633 - Environmental Report)

CONDITION 4 – REMEDIATION & PHASE 3

- Please see attached Phase 3 Report by Rogers Geotechnical (C4633 - Remediation Statement)

CONDITION 7 – CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

- An updated CEMP document has been prepared and attached based on officer feedback. Please see attached. (CEMP Yew Tree Farm - R05)

CONDITION 19 – WINDOW DETAILS

- Please see typical opening details for plots 9-17. These include elevation details at 1:10 and Sectional details at 1:5 for all doors and windows, including garage doors. Drawings reference : ((72)001 TYPICAL OPENING DETAILS A1L, (72)002 TYPICAL OPENING DETAILS A1L, (72)003 TYPICAL OPENING DETAILS A1L)
- Please see typical opening details for additional sash windows on plot 15. These include elevation details at 1:10 and Sectional details at 1:5. Drawings reference : ((72)001 PLOT 15 TYPICAL OPENING DETAILS A1L)

CONDITION 21 – ROOF MATERIALS

- Plot 15 is to receive a roof covering of Truestone Natural Roofing Stone and laid in a diminishing course.



CONDITION 22 – WALL MATERIALS

- Please see below (and attached) sample panel that shows the natural stone walling that is to be used and mortar mix. Above Truestone Natural Roofing stone is to be used across plots 9-17.



CONDITION 23 – MORTAR MATERIALS

- The Mortar to be used for plots 9-17 will be of a 6:1:1 Cement, Sand and Lime specification mixture.
- The above sample panel is available on site for inspection and visible in the attached image for digital inspection also.

CONDITION 24 – MATERIALS

- Plot 15 is to be constructed using the reclaimed natural walling stone from the existing farmhouse.
- Where there is a shortfall of walling material available natural stone of the same type, tooling, bedding and coursing shall be used.
- A sample panel as shown above is present on site for inspection.

CONDITION 29 – BOUNDARY TREATMENT, RETAINING STRUCTURE & LEVELS

- Please see updated retaining wall detail for Western Boundary Type 2 as shown on Key Plan attached by Bright Young.

Yours Sincerely,

Connor Field

Architectural Designer

Orange Design Studio Limited