RE: Attached letter from Kirklees Council regarding application number 2025/91681 at location Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT

Fri 04/07/2025 09:30

Planning condition 3 (Highway structural details)- This condition can not be discharged as it comprises multiple conditions in relation to several structural elements including surveys/ assessment and technical approval requirement for several types of structures at this site, which erroneously have all been combined in one condition by planning. Notwithstanding this, I can advise the following updates in relation to the individual elements within this condition:

3a (i) Structural dilapidation of the existing boundary retaining wall on Burn Road (Before)- This has been completed and can now be discharged.

3a (i) (duplicated number) Structural Assessment of Yorkshire Water's (YW) large sewer- This can not be discharged as the survey should be accompanied by a full structural assessment of YW's sewer pipe together with any proposed remedial works, as agreed with them.

3a (ii) Design of new culvert and wing walls located within the proposed highway- This can not be discharged pending the technical approval of design of the proposed culvert and wing walls via submission of AIP/s and the remittance of associated fees.

3a (iii) Design of new Highway Retaining/ Burr walls - This can not be discharged pending the technical approval of design of proposed Retaining/ Burr walls via submission of AIPs and the remittance of associated fees.

3a (iv) Design of proposed oversize manholes with 0.9m<ID≤ 1.8m**-** This can not be discharged pending the technical approval of design of proposed oversize manholes and the remittance of associated fees.

3b (v) Structural dilapidation of the existing boundary retaining wall on Burn Road (Post development completion)- This can not be discharged pending the submission of a structural dilapidation survey report for the existing boundary retaining following the completion of above development and the implementation of the necessary remedial works attributable to this development, as approved by the Structures team as per condition 3a (iii).

Planning condition 5 (Retaining Wall Material)- This condition can only be discharged pending the confirmation that the masonry facing to the proposed highway retaining/ burr walls will be in natural stone.