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Planning Inspectorate

Manage your appeals

Appeal 6008711

Questionnaire

Appeal type	Planning
Appeal procedure	Written
Appeal site	land to the rear of 9 Riley Lane, Kirkburton, Huddersfield, HD8 0RZ
Appellant contact details	
Local planning authority	Kirklees
Application number	2025/62/92993/E

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	Yes
Uploaded conservation area map and guidance	CONS AREA MAP.pdf - awaiting review
Protected species	Yes
Green belt	No
Is the site in a national landscape?	No

Designated sites	No
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No
Total site area	447 m ²

Environmental impact assessment

Schedule type	Other
Issued screening opinion	No
Received scoping opinion	No
Did Environmental statement	Yes
Uploaded environmental statement	PROPOSED TREE REMOVAL.PDF - awaiting review

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Notification list.pdf - awaiting review
Type of Notification	A site notice
Site notice	site notice.jpg - awaiting review
Appeal notification letter	The Coal Authority Appeal Notification.pdf - awaiting review Appeal Notification Letter.pdf - awaiting review interested parties.pdf - awaiting review

Consultation responses and representations

Statutory consultees	Yes The Mining Remediation Authority
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Responses or standing advice	Yes
Uploaded consultation responses and standing advice	THE MINING REMEDIATION AUTHORITY COMMENTS.PDF - awaiting review
Representations from other parties	Yes
Uploaded representations from other parties	KC ECOLOGY COMMENTS.PDF - awaiting review THE EA COMMENTS.PDF - awaiting review KC TREES COMMENTS.PDF - awaiting review

Planning officer's report and supplementary documents

Planning officer's report	OFFICER REPORT.PDF - awaiting review
Policies from statutory development plan	Policy LP33 - Trees .pdf - awaiting review Policy LP2 - Place Shaping.pdf - awaiting review Policy LP53 - Contaminated and Unstable Land.pdf - awaiting review Policy LP28 - Drainage.pdf - awaiting review Policy LP52 - Protection and Improvement of Environmental Quality.pdf - awaiting review KLP cover sheet and introduction.pdf - awaiting review Policy LP30 - Biodiversity and Geodiversity.pdf - awaiting review Policy LP22 - Parking.pdf - awaiting review Policy LP24 - Design.pdf - awaiting review Policy LP1 - Achieving Sustainable Development.pdf - awaiting review
Emerging plan	No

Uploaded other relevant policies	house builders design guide.pdf - awaiting review
Supplementary planning documents	Yes
Uploaded supplementary planning documents	house builders design guide.pdf - awaiting review
Community infrastructure levy	No

Site access

Will the inspector need access to the appellant's land or property?	No
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes The site is overgrown and the paving slabs are somewhat slippery/unstable.

Appeal process

Appeal procedure	Written representations
Appeals near the site	No
Are there any proposed conditions?	Yes Conditions will be provided as appeal statement due to them not fitting within 8000 character limit.