

**Sent:** 22 December 2025 12:36

**Subject:** RE: Attached letter from Kirklees Council regarding application number 2025/93378 at location site of, Former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield, HD3 4BU

Further to the proposed VOC for condition 21 (retaining walls), I would have no objection to this condition to be amended, as stated below:

“Prior to the construction of any new retaining walls or any works which may impact directly or indirectly on existing retaining walls, a scheme detailing all new retaining walls as well as any modifications to the site’s existing retaining walls supporting the A640 New Hey Road and/or PROW (HUD/367/10) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include locational and cross-sectional information together with details of the proposed design and construction of the retaining walls. The approved scheme shall be implemented and completed prior to the car park being brought into use and prior to superstructure works being commenced on any part of the food store building. The new retaining walls and any modified retaining walls shall be appropriately maintained throughout the lifespan of the development.”

Regards

**Farhad Khatibi**

Bridges & Structures Manager  
Structures Section  
Highways and Streetscene  
Kirklees Council

Highways and Streetscene | Highways Structures | Civic Centre 1 | High Street | Huddersfield | HD1 2NF

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**Advance notice of annual leave:**