

January 2026

ACCOMPANYING
LETTER

BELL CABIN, LONG LANE,
EARLSHEATON, DEWSBURY
2840

Ref: 2840

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

Dear Sir/Madam

BELL CABIN LONG LANE EARLSHEATON DEWSBURY – January 2026

To support this application there are a number of documents and plans provided. These are as follows:

Plans and Designs

- 2840- (100) 01 – Location Plan
- 2840- (100) 02 – Existing Site Plan
- 2840- (100) 03 – Proposed Site Plan
- 2840- (200) 01 – Proposed Ground Floor
- 2840- (200) 02– Proposed Lower Ground Floor
- 2840- (200) 03 – Proposed First Floor
- 2840- (200) 04 – Proposed Elevations
- 2840- (200) 05 – Proposed Building Sections
- 2840- (200) 06 – Proposed 3D Views

Ecology

- Biodiversity Net Gain Assessment – Part 2
- BM6645-01 – The Statutory Biodiversity Metric Calculation Tool
- CA6645 -01 – The Statutory Biodiversity Metric Condition Survey
- Ecological Impact Assessment

Site Remediation

- G23326 – Gas Addendum
- G23326 – Phase 1 Desk Study
- G23326 – Phase 2 SI Report
- G23326 – Soil Remediation and Validation

Access and Retaining Wall

- 554I -HJCE-XX-DR-D-4000 P02
- 554I -HJCE-XX-DR-D-4001 P04
- 554I -HJCE-XX-DR-D-4002 P03
- 554I -HJCE-XX-DR-D-4002 P04
- 554I -HJCE-XX-DR-D-4003 P02
- 554I -HJCE-XX-DR-D-4004 P03

- 554I -HJCE-XX-DR-D-4005 P02
- 554I -HJCE-XX-DR-D-4006 P01 – Visibility splays
- Dilapidation Report

Mine Shaft Capping

- 554I-HJCE-ZZ-XX-DR-C-2001 - POI – Mine Shaft Capping details
- 554I-HJCE-ZZ-XX-DR-C-2002 - POI

Other

- Planning, Design and Access Statement

The plans and statements supplied provide information on which to make a positive recommendation on this application. The applicant does, however, remain open to further discussions particularly those which ensure the application is supported and recommended for approval.

Yours faithfully,

Simon Taylor
MSc BA (Hons) Planning
Director of Planning