
From: Butler, Pam
Sent: 18 June 2026 18:17
To: Liz Chippendale
Subject: FW: app ref. 2026/91436 at Fearnley Street/Fall Lane/Brooks Yard, Westtown, Dewsbury

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Hi Liz

Further to the email below – the below sets out the various issues that have led to an extension for the use of the temporary access road and residents parking being requested.

- Due to programme issues in terms of a delay in the anticipated programme for gaining approval under planning, works had to be re-sequenced with part of the Brooks Yard retaining Wall being completed, installation of sheet piles, further works to Brooks Yard retaining wall before Yorkshire Water works commenced.

- There were various issues and delays associated with the Yorkshire Water Diversion works, which saw the completion of these works and the Road Closure in the Area move from June 2025 to October 2025. This in turn, had a knock-on effect on the works needed to be carried out beyond Yorkshire Water's works.
- Requirement for s.61 (control of noise) – upon eventual completion of the YW diversion works in Thornhill Road at the end of October 2025, a s.61 consent was required for the planned works; The Approval of which had a fixed timeline. Approval of the s.61 was received in February 2026.
- Utility Diversion Works - the project had agreed that there would be no simultaneous closures of Calder Road and Thornhill Road/Fall Lane. Due to the programme changes the next stage of works coincided with a closure at Calder Road. Daytime lane closures at Thornhill Road/Fall Lane were therefore not possible as per our Project Commitment, certain Utility Diversion Works also needed to be carried out at night due to the location of the works and for safety reasons. The s.61 agreement needed to be adjusted to reflect these arrangements. This delay also meant that the Utility asset owners who needed to carry out the diversion works no longer had availability at the adjusted times following the re-issue of the s.61 agreement. The utility diversion works also have fixed notification periods for disconnecting and reconnecting services.
- The delays to the above works (some of which are still ongoing) meant that there is a knock-on effect to future works associated with the installation of the new bridge deck (railway bridge over Thornhill Road). This includes the Probing and Grouting to each Pile Position, the Piling mat construction followed by the Piling, Abutment Construction, Deck Installation etc. Notwithstanding, the Brooks Yard Wall Construction still needs to be completed, followed by another Phase of Highway works that cannot occur until post Bridge Deck Installation.

Until these works are complete the Temporary Road and parking area for the residents of Brooks Yard is needed.

Hopefully this is sufficient but please let me know if you need anything further

Thanks

Pam Butler BSc (Hons.), MSc, MA, MCIWM, MIEMA, CEnv

Technical Director
Environment

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AtkinsRéalis

From: Majors Planning

Sent: 12 June 2026 15:12

To: Butler, Pam

Cc: Liz Chippendale

Subject: app ref. 2026/91436 at Fearnley Street/Fall Lane/Brooks Yard, Westtown, Dewsbury

Dear Pam,

I've allocated 2026/91436 to Liz. However, before we advertise, can you please provide a brief written statement for the record on the reason for the S73 application (e.g., why things are delayed, why another year is needed). This is for transparency and so that members of the public who may wish to review and comment on the application have an appropriate level of understanding.

Any concerns, please let me know.

Yours sincerely,

Nick Hirst, MRTPI
Team Leader – Development Management (Major Developments)