

Strata Homes

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Ref: PP-15115953

Date: 03/08/2026

Dear Sir or Madam

**APPLICATION TO RE-DISCHARGE CONDITION 16 OF PLANNING PERMISSION REF:
2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION
OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT OF LAND
OFF WESTGATE, CLECKHEATON, BD19 5DR.**

We hereby submit an application to re-discharge condition 16 in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP-15115953). The application fee of £309.00 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

Application Context:

On the 18th May 2026, condition 16 was discharged via the discharge of condition 16 application 2025/90964.

In order to facilitate the construction of the retaining wall located along the rear boundary of Plots 44-52, the retaining wall is to be set inwards into the site by 1m. This is to ensure the structure does not impact the adjacent adopted highway, Quarry Road.

As such, a revised Approval in Principle (AIP) document has been prepared to seek approval for the amended design of the retaining wall adjacent to Plots 44-52. The revised AIP document was submitted to the Structure's Officer, Claire Richardson, at Kirklees Council on the 18th June 2026.

On the 3rd July the Structure's Officer approved and formally signed off the updated AIP document for Plots 44-52.

This application therefore proposes to re-discharge condition 16 by providing the approved AIP document for the retaining wall located adjacent Plots 44-52.

Please note that all other retaining walls which are to be installed upon the development remain as previously approved via the discharge of condition 16 application 2025/90964; this application only seeks amendments to the retaining wall located adjacent Plots 44-52.

Condition 16 - Details of New Retaining Walls

Condition 16 reads as follows:

"No groundworks or material operations, specifically those defined in section 56(4)(a), (b), (c), and (d) of the Town & Country Planning Act 1990 (as amended), shall commence until the design and construction details of any proposed retaining walls and/or temporary retaining features has been submitted to and approved in writing by the Local Planning Authority. The details shall include a design statement, all necessary ground investigations on which design assumptions are based, method statements for both temporary and permanent works and removal of any bulk excavations, together with structural calculations and all associated safety measures for the protection of adjacent public highways, footpaths, culverts, adjoining land and areas of public access. The details shall include a timetable for implementation. Thereafter the development shall be completed in accordance with the approved details and thereafter retained."

Please see attached the following:

- Approval In Principle for Design of Private Gillcon Lock+Load Retaining Walls in a New Residential Development off Westgate, Cleckheaton - with Appendices (Rev: P7) (Date: 17/06/2026).
- Approval In Principle for Design of Private Gillcon Lock+Load Retaining Walls in a New Residential Development off Westgate, Cleckheaton (Rev: P7) (Date: 17/06/2026).

These documents identify:

The approved AIP documents for the retaining wall adjacent to Plots 44-52, which has been formally signed off by Kirklees Council's Structure's Officer.

Summary

We trust that the information provided will be sufficient to re-discharge the above condition.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley

Planning Director

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