Sent: 21 October 2026 09:49

Subject: RE: Attached letter from Kirklees Council regarding application number 2026/92581 at location Land at, Ray Gate, Mount, Huddersfield, HD3 3TF

Further to a review of the amended plans and site X-sections, I note that that the proposed driveway and the turning head have been omitted from the proposed sectional details and as such the finished levels for these will need to be clearly shown on X-sections A-A and B-B before determining whether condition 10 (retaining walls) can be removed.

Furthermore, having reviewed the proposed X-sectional details, the following additional condition will need to be included.

1) The site slopes steeply in a southerly direction away from Ray Gate. Before the development commences a geotechnical risk assessment examining the adequacy of the existing embankment to accommodate the proposed development shall be submitted to, and approved in writing by, the Council's Highways Structures Section. The details shall include an assessment statement, all necessary ground investigations on which assessment assumptions are based on, method statements for the removal of any bulk excavation together with a full slope stability analysis/ and structural calculations (where required) to verify the structural adequacy of the slope. Subject to the results and the outcome of the ground investigation undertaken at this site, the analysis should also identify any remedial measures required to deal with instability issues and these will need to be submitted to and agreed in writing by the Council's Highways Structures Section prior to their implementation and shall be so maintained throughout the life of the development.

Regards

Farhad Khatibi

Bridges & Structures Manager
Structures Section
Highways and Streetscene
Kirklees Council

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