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Our ref. JM260021
Your ref. PP-15275035

06 October 2026

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 3 AND 4 PURSUANT TO CONSENT REF NO. 2021/62/91914/E
REAR OF 28 NORTHORPE LANE, NORTHORPE, MIRFIELD, WF14 0QN
PLANNING PORTAL REFERENCE: PP-15275035**

Please find enclosed application, submitted on behalf of Chartford Developments Limited, to discharge conditions 3 (retaining wall materials) and 4 (retaining wall specification) of consent ref no. 2021/62/91914/E, which was granted on 16th June 2023 for the following consented development:

'Demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure.'

The submission comprises the following plans and documents:

- | | |
|--------------------------------------|----------------------|
| • Proposed Site Plan Retaining Walls | 2026-157 106 rev C |
| • External Works Plan | 25-376-EXT-001 rev B |
| • Boundary Plan | 2026-157 P108 |
| • Standard Retaining Wall Details | 6533 FZP-S-DWG-B001 |
| • Plot 30 Retaining Wall Sketch | 2026/157 SK 01 |
| • Plot 24 Retaining Wall Sketch | 2026/157 SK 02 |
| • Plots 10 Retaining Wall Sketch | 2026/157 SK 03 |

Please see explanatory notes appended to this letter which details in full how the supporting material addresses the requirements of the condition(s) and suitably responds to partial discharge of condition notice ref 2026/91136.

I trust that the submitted information satisfies the requirements of the conditions and will allow confirmation of full discharge as soon as possible. The requisite application fee has been paid via the Planning Portal.

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If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours faithfully

Annabelle Parkinson

Annabelle Parkinson
Planner

Enc. Explanatory Notes

Explanatory Notes

This application seeks to discharge Conditions 3 and 4 pursuant to consent ref. 2021/62/91914/E which was granted on 16th June 2023.

Condition 3

Condition 3 of planning consent ref. 2021/62/91914/E states:

Details of the facing materials for the retaining walls within the site shall be submitted to and approved in writing by the Local Planning Authority before works to construct the retaining walls commence. The retaining walls shall be faced in the approved materials and thereafter maintained as such.

The part discharge letter associated with ref. 2026/44/91136/E stated that although the material can be supported, the condition required all retaining wall details within the site and the submitted plan did not show retaining walls against the public highway.

All requirements of condition 3 are now considered to be satisfied by the information in the submitted plans.

Condition 4

Condition 4 of planning consent ref. 2021/62/91914/E states:

No development shall take place until a scheme detailing the design and construction of all new retaining walls and building retaining walls adjacent to the existing / proposed adoptable highways (including any modifications to any existing retaining wall supporting Northorpe Lane) have been submitted to and approved by the Local Planning Authority. The scheme shall include locational and cross-sectional information together with the proposed design and construction details. In the event that the submitted scheme indicates that there are no new retaining walls or amendments to existing retaining walls within or adjacent to the development site which affect an adoptable highway, the scheme shall include details confirming this. The approved scheme shall be implemented and adhered to prior to commencement of superstructure works and thereafter retained during the life of the development.

The part discharge letter associated with ref. 2026/44/91136/E requested dimensioned X-sectional details (based on max retained height) for the proposed retaining walls adjacent to the new highway.

The submitted plans show cross-section of new retaining walls adjacent to the existing/ proposed adoptable highways at plots 10, 24 and 30. The Applicant therefore kindly requests that the Council provide formal written confirmation that Condition 4 of consent ref no. 2021/62/91914/E is satisfied.