GWP ARCHITECTURE

GW026 File Note

S73 Covering Letter

Job Number	(426)2112
Project Contact	Ben Crayton
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Dear Sir / Madam,

Land adjacent to 67 Chapelgate, Scholes, Holmfirth, HD9 1SX
Section 73 Application – Variation of Conditions 2, 15, 16 and 18 of Planning Permission 2022/62/92406/W

We write on behalf of our client to submit an application under Section 73 of the Town and Country Planning Act 1990 for the variation of Conditions 2, 15, 16 and 18 attached to planning permission 2022/62/92406/W, relating to the approved development of 10 affordable dwellings at the above site.

The application follows the development of the detailed highway design, which has resulted in revisions to the approved internal road and access arrangement. These changes have consequentially required amendments to elements of the approved site layout, retaining wall design and drainage strategy.

The revised arrangement was previously submitted to the Local Planning Authority as a Non-Material Amendment under application 2026/92817. In its decision dated 14 October 2026, the Authority advised that the amendments were considered material in nature and should therefore be subject to formal consideration by planning officers, consultees and third parties.

Accordingly, this Section 73 application now seeks to regularise those revisions through the appropriate formal planning route and to vary the relevant conditions as follows:

- Condition 2 – Approved Plans: to substitute the affected approved plans with revised drawings reflecting the amended site and internal road layout.
- Condition 15 – Footway Specification: to reflect the revised highway and footway arrangement associated with the amended access and road layout.
- Condition 16 – Retaining Walls: to reflect the revised retaining wall design arising from the amended road layout.
- Condition 18 – Full Drainage Details: to reflect the revised drainage strategy and associated drainage design coordinated with the amended road layout.

The proposals do not alter the number or use of the approved dwellings, nor do they result in any change to the approved residential gross internal floor area.

The submission is accompanied by the completed application form, revised drawings and technical information, together with a drawing and document change schedule identifying the information proposed to supersede the relevant approved details.

We trust the enclosed information is sufficient to allow the application to be validated and considered. Should you require any further information or clarification, please do not hesitate to contact us.

Ben Crayton

For and behalf of gwparchitecture
Date: 16.10.26