emery PLANNING

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Development Management
Kirklees Metropolitan Borough Council
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off Market Street
Huddersfield
HD1 2JR

13 November 2026
EP ref: 25-465

Dear Sir/Madam

Re: Planning Portal Reference: PP-153569697
Site: Land at Heator Lane/Rowgate, Upper Cumberworth, Huddersfield, Yorks, HD8 8NU

We have been instructed by to submit a full planning application for erection of 4 no. dwellings with associated works at the above site.

The application comprises the following:

- Application form and ownership certificate B.
- Location plan - dwg. 2529-G&T-Z0-00-DR-A-1000.
- Proposed GA Floor Plans & Elevations (Plot 1) - dwg. 2529-GTA-XX-XX-DR-A-1001J.
- Proposed GA Floor Plans & Elevations (Plots 2 & 3) - dwg. 2529-GTA-XX-XX-DR-A-1002C.
- Proposed Floor Plans & Elevations (Plot 4) - dwg. 2529-GTA-XX-XX-DR-A-1003C.
- Proposed Floor Plans & Elevations (Plot 4 Garage) - dwg. 2529-GTA-XX-XX-DR-A-1004A.
- Existing Site Plan / Topographical Survey - dwg. 2529-GTA-XX-XX-DR-A-1005.
- Proposed Site Plan - dwg. 529-GTA-XX-XX-DR-A-1006B.
- Proposed 'Cleaned Up' Site Plan & Site Section - dwg. 2529-GTA-XX-XX-DR-A-1007B.
- Proposed Lower Ground Floor Plan (Cleaned up) - dwg. 2529-GTA-XX-XX-DR-A-1008B.
- Materials Schedule by G&T Architects dated 26 October 2026 (ref: 2529/RPW_Rev A).
- Landscape Proposal plan - dwg. 7915.01.
- CGI Illustrations (3 pages) by Watergrove CGI Architectural Design Services.
- BNG Statutory Metric (v1) dated 15 October 2026.
- Biodiversity Net Gain Assessment by Pennine Ecological dated October 2026 (ref: Version 1.0).

- Preliminary Ecological Appraisal by Pennine Ecological dated September 2026 (ref: Version 1.0).
- Design and Access Statement by G&T Architects dated 26 October 2026 (ref: 2529-RPW).
- Coal Mining Risk Assessment by GeoInvestigate Ltd dated 27 October 2026 (ref: G26312).
- Phase 1 Environmental Desk Study Report by RGS dated 23 October 2026 (ref: C6179/26/E/9587_Rev1).
- Planning Statement by Emery Planning dated November 2026 (ref: 25-465).
- Highways Technical Note by SCP dated 30 September 2026 (ref: OP/260083/TN01).

The planning application fee in the sum of £2,440 has been paid by BACS transfer via the Planning Portal.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely

Gareth Salthouse

Gareth Salthouse BA (Hons), Mplan, MRTPI
Director

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