

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2018/44/92961/E

Site Address: Meadowlands, Briestfield Road, Briestfield, Dewsbury,
WF12 0PA

Description: Discharge conditions 3 (materials), 6 (phase II), 7
(remediation) and 13 (drainage) on previous
permission 2017/94296 for erection of detached
dwelling

Recommending Officer: John Ritchie

DECISION – APPROVE DISCHARGE OF CONDITION 7

**I hereby authorise the approval of the discharge of condition 7 for the
reasons set out in the officer's report and recommendation annexed
below in respect of the above matter.**

Rebecca Drake

AUTHORISED OFFICER

Date: 20-Feb-2019

2018/92961 - Officer Report

This application relates to planning permission for the erection of a dwelling at Meadowlands, Briestfield road, Dewsbury – 2017/94296. The application seeks to discharge conditions and a split decision was issued on 13th December 2018. This report addresses the remaining issue regarding condition 7:

7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: *To identify and remove unacceptable risks to human health and the environment from a coal mining features and hazards in accordance with Policy G6 of the Kirklees Unitary Development Plan, Policy PLP53 of the Kirklees Publication Draft Local Plan and the Chapter 11 of the National Planning Policy Framework. This is a pre-commencement condition as it could affect the method of construction of the dwelling.*

Assessment

Following initial response from the Coal Authority condition 7 was not discharged due to insufficient information. This has now been received and the Coal Authority raise no objection to discharging condition 7.

Decision text

Condition 7

You have submitted the following information:

- Letter from ARP Consulting Engineers dated 27th July 2018, reference OLD/01/TNRRjc
- Additional information received on 5th February 2019 including grout grids, grout logs and test cube reports.

This is sufficient to discharge condition 7.

Report Dated:

20 February 2019
