

From: [Mark Chapman](#)
To: [Farzana Tabasum](#)
Subject: 2019/91710, 2014/90774, 2009/90777, Erection of 2 storey medical centre with integral pharmacy and parking adjacent to 7 Cobcroft Road, Fartown.
Date: 06 August 2019 16:05:13
Attachments: [KP20A.DOC](#)

Afternoon Farzana,

2019/91710, 2014/90774, 2009/90777, Erection of 2 storey medical centre with integral pharmacy and parking adjacent to 7 Cobcroft Road, Fartown.

RE the Contaminated Land Condition 4 Remediation Strategy

I have attached our 2014 we responded as follow:

“In 2012 in respect of 2009/90777 I met and discussed with NMD re the Phase II Report NE2922 dated April 2009. Agreed that the condition 2, and associated 3,4,5 and 7 could be discharge. Condition 6 must remain in the event of any unidentified contamination being discovered.”

“ In 2014 Previously approved planning permission in 2009 for larger centre. Same CL Phase I and II reports submitted for this application. These were approved in 2012 and relevant CL conditions on original permission discharged. CLC6 remained on permission. Discussed with ND, as site not classed as potentially contaminated CLC6 condition recommended”

RE the Ventilation Condition 5 is in relation of Ventilation **BUT Validation of the Condition 4 Contaminated Land**

“CLC6 Reporting of Unexpected Contamination

In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.”

However, the comments above are applicable:

"In 2012 in respect of 2009/90777 I met and discussed with NMD re the Phase II Report NE2922 dated April 2009. Agreed that the condition 2, and associated 3,4,5 and 7 could be discharged. Condition 6 must remain in the event of any unidentified contamination being discovered."

" In 2014 Previously approved planning permission in 2009 for larger centre. Same CL Phase I and II reports submitted for this application. These were approved in 2012 and relevant CL conditions on original permission discharged. CLC6 remained on permission. Discussed with ND, as site not classed as potentially contaminated CLC6 condition recommended"

Unless they found any unexpected contamination and reported it to us, which we have no record of, the conditions 4 and 5 can be discharged.

I hope that this is clear.

Please call me if this is not clear.

Yours sincerely

Mark Chapman
Environmental Health Officer
Pollution & Noise Control
Kirklees Council

01484 221000

Kirklees Council Night Time Noise Service Call 01484 414828

for the investigation of noise complaints between the hours of: 9pm - 5:30am Friday evening to Saturday morning & Saturday evening to Sunday morning.

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From: Farzana Tabasum Sent: 06 August 2019 08:39 To: Mark Chapman < Mark.Chapman@kirklees.gov.uk > Subject: RE: 2019/81710

Hi Mark,

I will be on leave from this Friday until 3rd September. The agents are chasing me for a decision on this one before I go on leave. Would really appreciate if I can have your comments before close of play Wednesday please.

Regards
Farzana Tabasum

From: Farzana Tabasum

Sent: 05 August 2019 12:41
To: Mark Chapman <Mark.Chapman@kirklees.gov.uk>
Subject: RE: 2019/81710

Hi Mark,

I would really appreciate your response to this one today please?

Regards

Farzana Tabasum

From: Mark Chapman
Sent: 02 August 2019 11:57
To: Farzana Tabasum <Farzana.Tabasum@kirklees.gov.uk>
Subject: Automatic reply: 2019/81710

Dear Sir/Madam,

I am out of the office until Monday 05.08.2019 . If the matter is urgent please call 01484 221000 and ask for Pollution and Noise Control or email pollution@kirklees.gov.uk

yours sincerely

Mark Chapman
Environmental Health Officer

**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201205874
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2009/62/90777/W2
Proposed Development:	Discharge of condition 2, (Phase II) - erection of medical centre.
Location:	Cobcroft Road, Fartown, Huddersfield, Kirklees
Date Required By Planning:	27th March 2012

COMMENTS

In response to the request Discharge of condition 2, (Phase II) - erection of medical centre at Cobcroft Road, Fartown, Huddersfield, Kirklees, I have reviewed the Phase II Report no NE2922, dated April 2009 and can confirm that condition 2 can be discharged. Conditions 3, 4,5 & 7 are linked to this report, and as the Phase II Report does not require any remediation, they too can be discharged.

Condition 6 cannot be discharged and must remain on the decision notice in the event of discovering contamination not previously identified on the site.

Condition 6.

In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Local Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning

Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Date:	02.03.2012	Officer:	Mark Chapman
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