



Planning and Development Service
Economy and Infrastructure
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J A Oldroyd & Sons Ltd
The Barn
3, Primrose Lane
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WF15 6NS

Date: 25-Jan-2021
Our Ref: 2019/92657

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 3 (materials), 8-12 (contamination), 13 (noise) on previous
permission 2017/90312 for erection of 3 dwellings
49, Brooke Street, Cleckheaton, BD19 3RY
Application Number: 2019/92657**

I write with reference to your application to discharge the conditions for the above
development as submitted on 08-Aug-2019.

Condition 3 (materials)

The case officer has not received any details about the materials and condition 3 cannot
be discharged at this. The outstanding information can be submitted as part of the current
application and a fresh application and fee will not be required. However, to ensure
satisfactory progress, it is required within 28 days from the receipt of this letter. The details
can be provided in the form of photographs and technical specifications.

Condition 8 (Phase 1 Contaminated Land Desk Top Study)

You have submitted the following:

- Phase 1 Geoenvironmental Risk Assessment dated August 2019 by Michael D
Joyce Associates ref 3951

The information submitted is acceptable for the purposes of condition 8 and the
commencement of development. Condition 8 is therefore discharged.

Condition 9 (Phase 2 Contaminated Land Report Intrusive Investigation)

You have submitted the following:

- Phase 1 Geoenvironmental Risk Assessment dated August 2019 by Michael D Joyce Associates ref 3951

Information on a Phase 2 Contaminated Land Report Intrusive Investigation is required before this condition can be discharged. Therefore, Condition 9 cannot be discharged at this time. The outstanding information can be submitted as part of the current application and a fresh application and fee will not be required. However, to ensure satisfactory progress, it is required within 28 days from the receipt of this letter.

Condition 10 (Remediation Strategy)

You have submitted the following:

- Phase 1 Geoenvironmental Risk Assessment dated August 2019 by Michael D Joyce Associates ref 3951

Information on a Remediation Strategy is needed before this condition can be discharged. Therefore, Condition 10 cannot be discharged at this time. The outstanding information can be submitted as part of the current application and a fresh application and fee will not be required. However, to ensure satisfactory progress, it is required within 28 days from the receipt of this letter.

Condition 11 (Remediation)

You have submitted the following:

- Phase 1 Geoenvironmental Risk Assessment dated August 2019 by Michael D Joyce Associates ref 3951

Information on Site Remediation is needed before this condition can be discharged. Therefore, Condition 11 cannot be discharged at this time. The outstanding information can be submitted as part of the current application and a fresh application and fee will not be required. However, to ensure satisfactory progress, it is required within 28 days from the receipt of this letter.

Condition 12 (Validation)

You have submitted the following:

- Phase 1 Geoenvironmental Risk Assessment dated August 2019 by Michael D Joyce Associates ref 3951

Information on the Validation of Remediation Works is needed before this condition can be discharged. Therefore, Condition 12 cannot be discharged at this time. Due to the timescales involved in carrying out remediation works and completing a Validation report, it is likely that a new application for this condition will be required.

Condition 13 (Noise Report)

You have submitted the following:

- Acoustic Report dated 25th July 2019 by Paul Horsley Acoustics Ltd ref J2833

These details are acceptable for the purposes of condition 13 and the commencement of the development. The condition requires the agreed details to be completed and retained therefore it applies for the lifetime of the development and cannot be completely discharged at this point.

Yours faithfully,

Mathias Franklin
Head of Planning and Development