



Planning and Development Service
Economy and Infrastructure
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Steve Mitchell
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Date: 11-Aug-2020
Our Ref: 2020/91258

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 9-12 on previous permission 2019/94075 for erection of pair of
semi-detached dwellings
4, Olney Street, Slaithwaite, Huddersfield, HD7 5EG
Application Number: 2020/91258**

I write with reference to your application to discharge the conditions for the above
development as submitted on 05-May-2020.

I refer to your above referenced discharge of condition application and can confirm the
following related to the contamination conditions 9-12 of the planning permission:

Condition 9: Phase I Report

The Geo-Environmental Ground Investigation Report by Haigh Huddleston Associates (ref: E20/7691/R001) provides information in lieu of a Phase 1 report that the site has potential for ground gas migration from infill to the former quarries on and off site and the materials from the demolition of the former buildings on the site. The report progresses to recommend a site intrusive investigation.

As stated in the response from KC Environmental Health on the 21st May 2020, condition 9 can be discharged.

Condition 10: Phase II Intrusive Site Investigation Report

Having assessed the letter dated 22nd July 2020 by Martin Huddleston (E20/7691/MH/PW/001) with the Phase II ground investigation report Geo-Environmental Ground Investigation Report by Haigh Huddleston Associates (ref: E20/7691/R001) KC

Environmental Health agree with the new classification of Characteristic Situation 3 and are satisfied with the findings of the Phase II Site Investigation Report.

For these reasons condition 10 can be discharged.

Condition 11 – Submission of Remediation Strategy

A remediation strategy was included in the Geo-Environmental Ground Investigation Report by Haigh Huddleston Associates (ref: E20/7691/R001) and previously submitted as part of the application. In addition, the letter dated 22nd July 2020 by Martin Huddleston (E20/7691/MH/PW/001) also highlights remediation measures. In this instance KC Environmental Health agree with these proposals, however, as per Condition 12, the local authority should be notified within 2 working days and groundworks should cease in the event of unexpected contamination not set out in the remediation strategy.

The report concludes that verification of cover systems and gas protection elements will be provided in due course, which has also been agreed by KC Environmental Health. These matters would need to form part of the validation report, the subject of condition 14.

For these reasons condition 11 can be discharged.

Condition 12 Implementation of the Remediation Strategy

Until the remediation of the site has been completed in accordance with the Remediation Strategy approved pursuant to condition (11) and a validation report, as required by condition 14, has been received and accepted by the LPA, condition 12 cannot be treated as discharged.

However, this condition does not require a further application to be made to the local planning authority, unless unexpected contamination is identified and encountered on site. This would require revisions to the Remediation Strategy to be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully

Mathias Franklin
Head of Planning and Development