



Planning and Development Service  
Economy and Infrastructure  
PO Box B93, Civic Centre 3,  
Off Market Street, Huddersfield, HD1 2JR

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Sunnyacres, 672A, Bradford Road  
Birkenshaw  
BD11 2EE

Date: 23-Mar-2021  
Our Ref: 2021/90270

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 of condition 15. (completion statement) on previous permission no.  
2016/91214 for demolition of existing dwelling and erection of two storey residential  
development for the elderly  
Sunnyacres, 672A, Bradford Road, Birkenshaw, BD11 2EE  
Application Number: 2021/90270**

I write with reference to your application to discharge the conditions for the above development as submitted on 26-Jan-2021.

You have submitted a Completion Statement by CoDa Structures dated 24th January 2021 (ref: 7566).

In the previously agreed remediation strategy also by CoDa Structures dated 6th February 2019 (ref: 7566), it was proposed that any hotspots encountered during excavated would be removed. Now the completion report details that no areas of contamination (visual or olfactory) were encountered during the works and that no topsoil was imported. Environmental Services are satisfied with this aspect of the report.

The previously agreed remediation strategy also stipulated that the following gas protection elements would be implemented; a robust ground floor construction (concrete) and a low permeability carbon dioxide resistant gas membrane with taped and lapped joints. Specific to the membrane it was also detailed in the remediation strategy that the gas membrane should be continuous across cavities and sealed onto service entries. The remediation strategy concluded by stating that gas protection measures would be validated in accordance with the YALPAG document Verifications Requirements for Gas Protection Systems. Yet, the submitted completion report has failed to provide any information of the fitting and subsequent validation of gas protection elements at the site.



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These must be included in the completion report. Any deviation from the agreement remediation strategy must be justified fully in the submitted report. As such, the information received is considered unsatisfactory to discharge condition 15.

This matter can however, be considered as part of the current application and a new application and fee are not required. Please can you provide a revised Completion Statement addressing the gas protection issues within 28 days of the date of this letter.

Yours faithfully

Mathias Franklin  
Head of Planning and Development