

#### Condition 4

**Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 3, development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted**

Application number: 2020/62/91484/E

Location: adj, Dearne Grange, Park Head Lane, Birds Edge, Huddersfield, HD8 8YA

Condition: 4 – Phase II

Geoinvestiage commented that entire planned driveway area to the south of the proposed dwelling should be incorporated into a more formal driveway comprising an impermeable hardstanding surface, which would encapsulate the material of concern, breaking the pathway to the potential end user. This option would also be considered to be more sustainable than the proposed dig and dump approach, saving material from being disposed of in a landfill. This sits hand in glove with condition 17 which already states that the development shall not be brought into use until all areas indicated to be used for access/parking/turning on the approved plan has been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) this shall be so retained, free of obstructions and available for the use specified on the submitted/listed plan thereafter.