



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

Enquiries to: Nick Hirst

Kirklees Direct
Tel: 01484 221000
Email: nick.hirst@kirklees.gov.uk

Dean Woodward,
Design Studio - North
17-19, Stott Hill
Cathedral Quarter
Bradford
BD1 4EH

Date: 16-Jun-2021
Our Ref: 2021/91762

Dear Sir,

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

Discharge of conditions 5 and 6 of previous permission 2017/92958 for alteration and extension to community and recreation centre and mosque with ancillary residential accommodation, car parking, landscaping and revised boundary treatment including demolition of existing outbuilding.

Baitul Tauheed Mosque, Fartown Pavilion, Spaines Road, Fartown, Huddersfield, HD2 2QA

Application Number: 2021/91762

I write with reference to your application to discharge the conditions for the above development as submitted on 27-Apr-2021.

Condition 5

Condition 5 is a prescriptive condition which requires that "Site investigation works shall be carried out in accordance with conclusion contained within the submitted report approved pursuant to condition 4 before development commences".

The condition does not require the submission of any details and therefore cannot be discharged. Conversely, based on the details submitted, officers do note that that the condition has been complied with.

Condition 6

A Phase 3 Remediation Statement by Solmek Ltd dated April 2021 (ref: S190527/REM) has been received to discharge condition 6.

The following issues have been identified that prevent the condition being discharged at this time:

1. Regarding hotspot delineation at BH3 and BH5, the report reads that '*any visually stained or olfactory odour materials will be excavated*' and '*excavations will continue both horizontally and vertically until 'clean' soils are exposed*'. It is unclear from this statement whether any excavations will take place if no visual or olfactory material is observed at the BH3 and BH5 sample locations. Visual and olfactory determination of contaminated soils is subjective, and contamination may exist regardless of these field signs. Further clarification is required to confirm delineation will continue if in the absence of visual or olfactory contamination and the proposed lateral and horizontal extents for excavation must be provided.
2. As per the requirements of Condition 7, if contamination not previously considered in the remediation strategy is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority must be notified in writing within 2 working days. The report does not consider notifying the Local Authority and this must be included in the report.

Please consider the above and amend the report accordingly.

The submission of further details

Further details are required to discharge condition 6. If the requested details are provided within four weeks of the date of this letter, they will be accepted as part of this application. Please quote 2021/91762 and send the details directly to nick.hirst@kirklees.gov.uk.

After four weeks, a further Discharge of Condition application will need to be submitted.

Yours faithfully,

Nicholas Hirst
Senior Planning Officer