



Planning and Development Service
Economy and Infrastructure
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Ashley Bamford,
Bamford Architectural Ltd
4, Butterley Lane
New Mill
Holmfirth
HD9 7EZ

Date: 02-Sep-2021
Our Ref: 2021/92402

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 3 (Materials), 7 (Phase 1 Desk Study) and 8 (Phase II
Intrusive Site Investigation Report) on previous permission 2021/90085 for the
erection of 2 semi-detached dwellings
1013, Manchester Road, Linthwaite, Huddersfield, HD7 5LS
Application Number: 2021/92402**

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Jun-2021.

Condition 3 (External facing materials)

The external facing materials as per:

- Natural stone for the walls of the dwellings as per the photographs submitted alongside the application. The natural stone is to be from Abacus Stone Sales Ltd, Hagg Wood Quarry as specified in the e-mail received by the Local Planning Authority from the applicant's agent on 15th June 2021
- Artificial stone slate for the roof of the dwellings as per the images in the e-mail received by the Local Planning from the applicant's agent on 15th June 2021. The slates are to be Greys Weathered Artificial Stone slates as specified in the e-mail received by the Local Planning Authority from the applicant's agent on 15th June 2021.

The listed details are considered acceptable for the purposes of condition 3. The condition will be discharged upon completion of the development in accordance with these approved details.

Condition 7 (Phase I Desk Study Report)

The Phase 1 Environmental Desk Study by Rogers Geotechnical dated March 2021 (ref: C1575/21/E/2457) which has been submitted in support of this application is acceptable and therefore Condition 7 can be discharged.

Condition 8 (Phase 2 Intrusive Site Investigation Report)

The revised Phase 2 Intrusive Site Investigation (Report on a Ground Investigation) by GeoEnviro Solutions Ltd dated (GES 1399-21, Issue 02) dated 9th June 2021 which has been submitted in support of this application is acceptable and therefore Condition 8 can be discharged.

However, should any contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report be identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days, as per Condition 10.

Yours faithfully

Mathias Franklin
Head of Planning and Development