



Planning and Development Service
Economy and Infrastructure
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Mannan Iqbal,
Unite Designs
6, Greenhead Road
Huddersfield
HD1 4EN

Date: 02-Mar-2022
Our Ref: 2021/93078

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), 5 (cycle parking) & 7 - 11 (contamination & coal mining legacy) 12 (noise) on previous permission no. 2019/93483 for Erection of 4no. A1/A3 ground floor units, 3no.B1 offices and ancillary space, a free standing ATM and car park
adj, 17, Hillhouse Lane, Fartown, Huddersfield, HD1 6EF
Application Number: 2021/93078**

I write with reference to your application to discharge the conditions for the above development as submitted on 02-Aug-2021.

Condition 3 Materials

The submitted information sets out that the stone used in the development would be natural buff stone and a photograph of the stone to be used has been provided. The render to be used is K-rend silicone in a stone colour. The roof would be covered in Marley Concrete Plain Roof Tile - Smooth Grey. The submitted information also details that stone cills will be used in the development along with anthracite grey windows and black rain water goods.

The use of such materials is considered to be acceptable and would be in keeping with the materials used in the local area. Subject to the development being constructed in these materials and retained thereafter, the condition would be satisfied.

Condition 5 – Cycle Parking

The submitted detail sets out that 2 Sheffield hoop bike stands would be provided, as set out on a plan by Hudds Design and received on 2 August 2021. The stands could accommodate up to 4 bicycles adjacent to the pedestrian access to the site that leads from

the footway off Bradford Road. The Highways Officer has advised that although the stands are acceptable, some of the stands appear to be placed on grass verge.

The provision of these stands is therefore considered acceptable provided the area around the stands where the bicycles are to be parked is hard surfaced prior to use and retained thereafter.

Conditions 7-11 Contaminated Land

You have submitted the following:

- A Rotary Borehole Site Investigation Report by Geoinvestigate Ltd dated November 2020 (ref: G20366)
- a Contamination Assessment Report by Geo Investigated dated July 2021 (G21252) has been provided

These details relate only to the effect from historic coal mining with no evidence of coal workings detected. Whilst the Coal Authority have confirmed that the information provided is acceptable for their requirements, the submitted information fails to address the risks from contaminated land. The Council's records indicate that the site is near an area with several historic land uses with the potential for contamination including a mill and vehicle paint spraying facilities. In such circumstances the conditions cannot be discharged for these reasons.

The full comments from Environmental Health can be found on the council website by searching application 2021/93078. They are also available at the link below:

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/93078&file_reference=888300

If you would like to provide further information to satisfy the above requirements under this application then please submit them to via e-mail to neil.bearcroft@kirklees.gov.uk within 4 weeks of the date of this letter.

Condition 12 (noise)

No supporting information has been submitted with the application. This condition cannot be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development