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Bill Topping
Kirklees Council
PO Box B93
Civic Centre III
Off Market Street
Huddersfield

21th December 2021

Dear Sir,

RE: LAND TO THE NORTH OF RUMBLE ROAD, DEWSBURY (2017/62/91459/E AND APP/Z4718/W/17/3184318) – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION (PP-10497382)

Please be advised that an application to discharge planning conditions for the above site has been submitted today via the Planning Portal (PP-10497382). This submission relates to erection of 149 dwellings with associated car parking, access, landscaping, public open space and drainage works, approved under application reference 2017/62/91459/E and APP/Z4718/W/17/3184318. An application has previously been submitted for the above conditions under reference 2021/44/90646/E but was unfortunately rejected as the Gas Membrane Validation and Contamination Validation were unavailable at the time of the previous application.

Details of the submission are set out below:

Condition 8 – Remediation Statement

This condition has previously been discharge under application reference 2018/9107. Further to this, a gas testing report referenced E17/6987/DP/003C has now been submitted, confirming that the site has not been adversely affected by the nearby landfill. As the relevant information has now been submitted and the details of this condition have been met, we request this condition to be re-discharged in full.

Condition 10 – Remediation Verification

Further to the remediation works that have been carried out on site, a validation statement E17/6987/DP/003 has been submitted as part of this application as required by Condition 10. Site investigation works have been undertaken and are detailed in HHA Report E17/6987/R001B dated January 2018 that have been previously submitted. The remediation works are detailed in Haigh Huddleston letter ref: E17/6987/RS001 that have also been previously submitted, and involved the removal of a small area of contaminated made ground from the site. The submitted verification statement submitted as part of this application confirms that the remediation works have been undertaken in accordance with the proposed remediation strategy that are detailed in Haigh Hudleston's letter E17/6987/RS001 and no contaminated materials have been left. Further to the above, Gas Membrane Validation (ref: E17/6987/JM/005) and Contamination Validation (ref: E17/6987/MD/004) have now been submitted as part of this application.

I trust the above is sufficient to fully discharge all the outstanding conditions for this application but should you require anything further, please do not hesitate to contact me.

Yours faithfully,

Redacted

**Ben Bowman
Planner**

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