

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

25 January 2023

Our Ref: 18/4412

Dear Sir/Madam,

Section 73 application for approval of details reserved by conditions 13 and 15 attached to planning permission 2019/62/91656/W, and associated NMA 2020/90485, at Aldi Stores Ltd., New Hey Road, Huddersfield

Background & Context

On behalf of Aldi Stores Ltd, please find enclosed a planning application to discharge conditions 13 and 15 attached to the decision notice 2019/62/91656/W and the associated NMA 2020/90485, which were respectively approved on 29 January 2020 and 03 March 2020. Conditions 13 and 15 of these consents can be read as follows:

"13. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (12) further Groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures."

"15. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority."

This application seeks for the full discharge of conditions 13 and 15 only, and this cover letter is supplemented by the relevant Remediation Strategy and Validation Report as required which should allow for the formal discharge of both conditions.

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey
Sam Deegan

Associates
Rob Scadding | Penny Moss | Niall Hanrahan | Charlotte Perry
Charlotte Hunter | Grace Mollart | Charlotte Parry | Jamie Pert

The formal discharging of condition 12 (Phase II Intrusive Site Investigation Report) had been approved under LPA ref. 2022/44/91205/W in August 2022 and should facilitate the discharges sought within this new submission. The approved document is enclosed within this submission package for reference (ref. P18-365-3E-ZZ-ZZ-RP-G-9001 - Phase II Site Investigation Report).

The plans approved under the root consent were altered via a non-material amendment (LPA ref. 2020/90485), whilst other conditions attached to the root consent have been fully or partially discharged under previous section 73 applications.

Application Package & Summary

In addition to this cover letter, the following documents are submitted in support of the application. The application fee has been paid via credit card at the time of submission:

- Site Location Plan
- Decision Notice for LPA ref: 2019/62/91656/W
- Decision Notice for LPA ref. 2020/90485
- P18-365-3E-ZZ-XX-RP-G-9001 (Remediation Strategy)
- P18-365_LTR_0006 Capping Validation_combined
- P18-365-3E-ZZ-ZZ-RP-G-9001 - Phase II Site Investigation Report
- Application Forms, certificate, fee

I trust the above and accompanying documents are sufficient to validate the application and discharge the relevant condition.

Please do not hesitate to contact myself should you require any further information.

Yours sincerely,

Joseph Warren-McCoy

Assistant Planner

Planning Potential

Harrogate

Enc.

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