



Kirklees Council
Planning and Development Service
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Date: 10-Sep-2024
Our Ref: 2023/91359

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 conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 (Remediation Strategy, 6 (Remediation of the Site/Unexpected Contamination), 7 (Validation Report) on previous permission 2022/90158 for erection of two detached dwellings and associated works land off, Taylor Hall Lane, Mirfield, WF14 0HL
Application Number: 2023/91359**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-May-2023.

Condition 3 – Phase I Desk Study Report

The following information has been submitted:

- Phase 1 Geo Environmental Desk Study by Earth Environmental & Geotechnical (reference no. A4245/22/BDS, dated April 2022)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 3 and therefore the condition can be discharged.

Condition 4 – Phase II Intrusive Site Investigation Report

The following information has been submitted:

- Site Investigation Report authored by Earth Environmental & Geotechnical (dated August 2023, reference no. A4245/23/SI)
- Remediation Strategy authored by Earth Environmental & Geotechnical (dated February 2024, reference no. A4245/24/RMS)

Together the revised Site Investigation Report and Remediation Strategy satisfy the requirements of Condition 4. As such, Condition 4 can be discharged.

Condition 5 – Remediation Strategy

The following information has been submitted:

- Remediation Strategy authored by Earth Environmental & Geotechnical (reference no. A4245/24/RMS, dated February 2024)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 5 and therefore the condition can be discharged. However, KC Environmental Health expect any imported materials to be confirmed as suitable for use in accordance with best practice guidance. This information should be included in the verification report.

Condition 6 - Remediation of the Site/Unexpected Contamination

Condition 6 must remain until the development is complete as contamination not previously considered may be encountered during groundworks.

Condition 7 – Validation Report

No validation report has been submitted in support of the application to discharge Condition 7. Therefore, Condition 7 must remain until further notice.

Yours faithfully

Mathias Franklin
Head of Planning and Development