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Date: 16/01/2025  
Our Ref: 2023/92145

Dear Sir/Madam

**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 5 (access track upgrade), 6 (access track upgrade), 7 (cycle parking), 8 (electric vehicle charging), 9 (travel plan), 10 (waste storage and collection), 11 (coal mining investigation), 16 (Japanese Knotweed strategy), 17 (external lighting), 29 (part) (landscaping) and 30 (biodiversity enhancement and management plan) of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi sport training area and car park**

**East Bierley Playing Fields, Hunsworth Lane, East Bierley, BD4 6PU**

**Application Number: 2023/92145**

I write with reference to your application to discharge the conditions for the above development as submitted on 18/07/2023.

Please note that this decision letter relates only to two pre-commencement conditions (namely, conditions 11 and 16) for which details have been submitted under this Discharge of Conditions application. A subsequent decision letter will be issued in response to the details submitted pursuant to the other conditions listed above.

**Condition 11 (coal mining investigation)** – You have submitted a Ground Investigation Report (Soiltechnics, STU-5725-G01 Rev B, January 2023) pursuant to condition 11. Details set out in this document are considered acceptable, and are hereby approved.

Condition 11 includes further requirements that would be triggered if any remediation works and/or mitigation measures to address land instability arising from coal mining legacy had been proven necessary in light of the findings of the intrusive investigations. However, the submitted Ground Investigation Report found it unlikely that any remedial works with regard to coal workings would be required, and concluded that no further investigation works were considered necessary.

**Condition 16 (Japanese Knotweed strategy)** – You have submitted the following documents pursuant to condition 16:

- Japanese Knotweed Survey Report (Inspectas, BE1258AF, 09/12/2021)
- Multisite Job Progress Report (Complete Weed Control, covering a period up to 31/05/2023)
- Estates Management document (East Bierley Community Sports Association, undated)

Details set out in the above documents are considered acceptable and are hereby approved.

Please be reminded of the further requirements of condition 16, which state:

*Unless otherwise agreed in writing by the Local Planning Authority, all works which form part of the approved strategy shall be completed prior to any part of the development hereby approved being brought into first use. Following completion of the approved eradication scheme, a Validation Report shall be submitted to the Local Planning Authority.*

Yours faithfully

*Victor Grayson*

Victor Grayson, Development Management Masterplanner  
for Mathias Franklin, Head of Planning and Development