



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Ellie Thornhill

Pete Gleave,
Zerum Consulting Ltd
3rd Floor, 36-38, The Calls
Leeds
LS2 7EW

Kirklees Direct
Tel: 01484 221000
Email: ellie.thornhill@kirklees.gov.uk

Date: 03-Nov-2023
Our Ref: 2023/92180

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 condition 15 (Validation Report) of previous permission 2016/91026 for
erection of 168 student studios with communal areas
Land Off, Manchester Road, Huddersfield, HD1 3JA
Application Number: 2023/92180**

I write with reference to your application to discharge the conditions for the above development as submitted on 19-Jul-2023.

Pursuant to condition 15 you have submitted:

- A Remediation Validation Report authored by Evolve Geo-Environmental Limited, dated 11th October 2023 (ref: EGE-23-09-18-01)

Unfortunately, Officers require clarification on the points below in order to confirm the absence of significant pollutant linkages on the site:

- Only 1 trial pit has been done in for Area A. It is unclear how this can demonstrate the absence of contamination, to a high degree a confidence.
- Appendix 2 is supposed to contain the delivery notes of imported material, but this has not been provided. Moreover, no samples have been provided to confirm the suitability of any imported material. This does not appear to be in accordance with best practice guidance.
- The material identified in all four trial pits is generally gravelly sandy clay soils (made ground) which appears to be the same as the generally ground conditions proven in the Phase 2 investigation.



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- The depth of topsoil does not appear to be in accordance with the agreed strategy.

As such, condition 15 cannot be discharged and must remain until further notice.

Yours faithfully

Mathias Franklin
Head of Planning and Development