Kirklees Council
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Date: 29-Sep-2023
Our Ref: 2023/92202

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 5 and 6 (Phase 1 and 2 site investigation report) on previous permission 2023/90506 for erection of detached dwelling with integral garage
77, Latham Lane, Gomersal, Cleckheaton, BD19 4AP
Application Number: 2023/92202

I write with reference to your application to discharge the conditions for the above development as submitted on 24-Jul-2023.

<u>Condition 5 – Phase I Desk Study Report</u>

A Phase 1 Qualitative Desk Study Report and Phase 2 Intrusive Site Investigation authored by GA Site Investigation Limited, dated 16th July 2023 (ref: GA1573.23. Combined) has been submitted. The report is a combined Phase 1 and Phase 2 report.

The Phase I report received evaluates the historical and environmental information for the site and identifies several potential source-pollutant linkages. The report then recommends a site investigation to ascertain the geo-environmental conditions of the site.

The Phase 1 Qualitative Desk Study Report and Phase 2 Intrusive Site Investigation authored by GA Site Investigation Limited, dated 16th July 2023 (ref: GA1573.23. Combined) satisfies the requirements of Condition 5 and this condition can be discharged.

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Condition 6 – Phase II Site Investigation Report

A Phase 1 Qualitative Desk Study Report and Phase 2 Intrusive Site Investigation, dated 12th August 2023 (ref: GA1573.23. Combined) and a document titled 'Additional Soil Analysis: 77 Latham Lane,Gomersal dated 8th September 2023 (ref: GA1573.23) both authored by GA Site Investigation Limited, have been submitted.

The submitted information does not address previous concerns that were raised by KC Environmental Health, in particular in relation to the bonfire, insufficient information relating to the sampling methodology, barometric pressure trends, methane concentration and risk from VOCs. Further information is required as set out in the email sent to you on 28th September 2023. As such, Condition 6 cannot be discharged at this time.

Further information in relation to Condition 6 can be considered under the current application reference if received within 6 weeks from the date of this letter.

Yours faithfully

Mathias Franklin
Head of Planning and Development