

Enquiries to: Katie Chew

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Date: 12-Dec-2023  
Our Ref: 2023/92396

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 (materials), 8 (Phase 1 Desk Study Report), 9. (Phase II Site Investigation Report), 10 (Remediation Strategy) on previous permission 2020/91093 for erection of one dwelling.  
adj, 9, Miry Lane, Thongsbridge, Holmfirth, HD9 7SA  
Application Number: 2023/92396**

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

**Condition 5 (Materials)**

You have submitted the following details:

- Application Form – outlining details of the proposed external walling and roofing materials, received 10<sup>th</sup> August 2023.
- Photographs of the external walling materials to be used, received 6<sup>th</sup> October 2023 via email from applicant's agent Mr. Andrew Smith.
- Email from applicant's agent Mr. Andrew Smith, dated 4<sup>th</sup> October 2023 containing details of the proposed stone and roofing materials.

The development shall be completed in the materials hereby approved and thereafter retained, as such the condition remains in perpetuity.

**Condition 8 (Phase I Desk Study Report)**

You have submitted the following details:

- Phase One Desk Study and Coal Mining Risk Assessment authored by Rogers Geotechnical Services Ltd, dated November 2023 (ref: C3096/23/E/4689), received 28<sup>th</sup> November 2023.

The submitted information is considered acceptable, therefore Condition 9 is considered to be discharged.

### **Condition 9 (Phase II Intrusive Site Investigation Report)**

You have submitted the following details:

- Phase 2 Environmental Report prepared by Rogers Geotechnical Services Ltd, dated November 14, 2023 (Ref: C3096/22/E/4693), received 10<sup>th</sup> August 2023.

The submitted information is not considered to satisfy the requirements of Condition 9 as Environmental Health Officers consider that ground gas monitoring needs to be undertaken at this site. Without this monitoring being undertaken ENVH Officers are unable to assess the proposed CS3 measures outlined within the above report as this monitoring would help to substantiate the conclusions drawn. Therefore Condition 9 of previously approved application 2020/91093 must remain until further notice.

### **Condition 10 (Remediation Strategy)**

You have submitted the following details:

- Phase 3 Remediation Strategy Report, authored by RGS Ltd. dated 20<sup>th</sup> July 2023 (ref: C3096/23/E/5507), received 10<sup>th</sup> August 2023.

As above, the submitted information is not considered to satisfy the requirements of Condition 10 as Environmental Health Officers consider that ground gas monitoring needs to be undertaken at this site. Therefore, the submitted remediation strategy cannot be considered acceptable until the ground gas regime is characterised in accordance with best practice guidance. Therefore Condition 10 of previously approved application 2020/91093 must remain until further notice.

Yours faithfully

Mathias Franklin  
Head of Planning and Development