



Discharge of Conditions Report
Land Off, Britannia Road, Golcar HD3 4QB

Project: Britannia Road.
Address: Land Off, Britannia Road, Golcar HD3 4QB
File ref: 23-035
Doc title: **Discharge of Conditions Report**
Date: 23/01/2024
Council: Kirklees
Planning Approval: 2021/62/92062
Planning portal Ref: PP-12746442

Discharge of Pre-start Conditions

INTRODUCTION

This document has been prepared to support the submission of information to Kirklees Council Planning Dept to discharge planning conditions associated with a previous planning approval (planning ref: 2021/62/92062).

SUMMARY OF CONDITIONS

- No.3 - Construction (Environmental) Management Plan
- No.4 - Protecting Public Right of Way
- No.5 - cross sectional information & boundary wall details
- No.6 - Phase II site investigation
- No.7 - Remediation Strategy
- No.9 - Remediation Validation Report
- No.18 - Japanese Knotweed

CONDITIONS

No.3 - Construction (Environmental) Management Plan

Refer to appendix A & drawing 104

No.4 - Protecting Public Right of Way

Refer to appendix A & drawing 104

No.5 - cross sectional information & boundary wall details

Refer to drawings 100-102 uploaded to Planning Portal

No.6 - Phase II site investigation

This document was issued, and subsequently approved, as part of the original planning application/approval. Refer to appendix B for the document.

No.7 - Remediation Strategy

The Remediation works & Validation process took place back in 2021 by the original owner/developer of the land. Refer to appendix C for supporting report.

No.9 - Remediation Validation Report

The Remediation works & Validation process took place back in 2021 by the original owner/developer of the land. Refer to appendix C for supporting report.

No.18 - Japanese Knotweed

The Japanese Knotweed was removed as part of the Remediation works & Validation process which took place back in 2021 by the original owner/developer of the land. Refer to appendix C for supporting report.

SUBMISSION TO PLANNING

This planning application has been submitted to Kirklees Council via the Planning Portal website (Planning Portal Reference: PP-12746442).

INFORMATION SUPPORTING THE APPLICATION

- Discharge of Conditions Report
- Drawings;
 - 23-035-100 Proposed Site Plan & Boundary Elevations
 - 23-035-101 Proposed Site Sections
 - 23-035-102 Proposed Boundary Treatment Details
 - 23-035-104 Proposed Construction Site Plan
- Appendices
 - APPENDIX A – CONSTRUCTION (ENVIRONMENTAL) MANAGEMENT PLAN
 - APPENDIX B – PHASE II SITE INVESTIGATION
 - APPENDIX C – REMEDIATION, VALIDATION REPORT & JAPANESE KNOTWEED
- Fee £209.00 (including VAT)