



Kirklees Council
Planning and Development Service
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Date: 21-Nov-2025
Our Ref: 2024/90237

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 conditions 3 (construction environmental management plan), 4 (public right of way), 5 (retaining walls), 6 (Phase II Report), 7 (Remediation Strategy), 9 (Remediation Validation Report) and 18 (Japanese Knotweed) of previous permission 2021/92062 for erection of 9 dwellings and associated works adjacent, Britannia Road, Golcar, Huddersfield, HD3 4QB
Application Number: 2024/90237**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Jan-2024.

Overview

An interim decision notice pursuant to this DOC application was issued 25/10/2024, with the following position:

- Discharged and/or details approved: 3, 4, 18.
- Details not approved: 5, 6, 7, 9.

This letter relates to the conditions which have not previously had their details approved.

Condition 5 (Retaining Walls)

Pursuant to Condition 5, you have submitted:

- Proposed Site Plan & Boundary Elevations, Drawing No. 100 Rev A, received 22/08/2025.
- Proposed Site Sections, Drawing No. 101 Rev A, received 22/08/2025.
- Boundary Treatment Details, Drawing No. 102 Rev B, received 22/08/2025.
- Approval in Principle for Design of Proposed Private Gravity Burr Walls Adjacent to PROW at a New Residential Development off Britannia Road, Milnsbridge. HD3 4QB, ref: K66878A&B, Rev 4, dated 17/07/2025, received 22/08/2025.
- Appendix I. Model form certificate for the design and check of highway structures, including road and service tunnels, ref: CG 300 Version 0,2,2, received 20/11/2025.

The submitted information is acceptable for the initial requirements of Condition 5 and is hereby approved. However, please note that Condition 5 has the following ongoing requirements which must be adhered to, to ensure ongoing compliance with the condition:

The development shall be undertaken in accordance with the approved details, including the timeframe, and the implemented approved works shall thereafter be retained.

Furthermore, please note that you will also need to submit a "Construction Compliance Certificate" together with "As Built" drawings for these walls upon the completion of the works, to conclude the technical approval process (AIP) in accordance with CG 300 - Technical Approval of Highway structures, to K.C. Highways (Structures), at:

Highways.Structures@kirklees.gov.uk

Condition 6 (Phase II Report) & Condition 7 (Remediation Strategy)

Pursuant to Conditions 6 & 7, you have submitted:

- Remediation Strategy, Report Ref: 5026-24 RS, Version 1, authored by GeoEnviro Solutions Limited, dated October 2024, received 25/11/2024.

The submitted information is sufficient to discharge Conditions 6 & 7 and is hereby approved.

Notwithstanding the above, be aware that condition 8 hereby activates and is repeated below for convenience:

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 7. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall

be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework*

Condition 9 (Remediation Validation Report)

Pursuant to Condition 9, you have submitted:

- Remediation Strategy, Report Ref: 5026-24 RS, Version 1, authored by GeoEnviro Solutions Limited, dated October 2024, received 25/11/2024.

The submitted information is not considered to be sufficient to discharge Condition 9, as discussed in more detail within the Officer Report, therefore Condition 9 is not discharged and must remain.

Yours faithfully

Mathias Franklin
Head of Planning and Development