



Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 01-Jul-2024
Our Ref: 2024/91213

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 24 (Building 2 Remediation Strategy) of (phase 2 of) previous outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness
Southgate/Leeds Road, Huddersfield, HD1 1TW
Application Number: 2024/91213**

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

Condition 24 (Remediation Strategy)

You have submitted the Remediation Strategy authored by Curtins (dated April 2024, ref: SG2-CUR-B2-XX-RP-G-00004 Revision P01) pursuant to condition 24, for phase 2 (only). The phases are as defined within the document 'Phasing, Design Code Context: Volume 2 – Phasing' which was approved via DOC application ref. 2022/91412, pursuant to condition 4 (Phasing Strategy) on 2021/91544.

The submitted details are considered acceptable and condition 24 is hereby discharged for phase 2 of the development.

Notwithstanding the above, the conclusion of condition 24 (for phase 2) activates the requirements of condition 25, which is repeated below for convenience:



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25. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). 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.*

Yours faithfully

Mathias Franklin
Head of Planning and Development