



Kirklees Council
Planning and Development Service
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Date: 25-Jun-2024
Our Ref: 2024/91312

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 5-10 on previous permission 2022/91532 for alterations to
existing agricultural barn to form one dwelling
land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX
Application Number: 2024/91312**

I write with reference to your application to discharge the conditions for the above
development as submitted on 09-May-2024.

Condition 6 (Phase 2 Report)

You have submitted the following details:

- Phase 2 Geo-environmental Investigation authored by Rogers Geotechnical Services Ltd dated March 2024 (ref: C367/23/E/5969), received 9th May 2024.
- Gas Monitoring Report authored by RGS dated 5th June 2024 (Ref: C3637/23/E/GM), received 13th June 2024.

The scheme set out in the above listed documents is considered to be sufficient information and a scheme acceptable to satisfy the condition. Therefore, Condition 6 is discharged.

Condition 7 (Remediation Strategy)

You have submitted the following details:

- Remediation Strategy Report authored by RGS dated 15th June 2024 (ref: C4435/24/E/6780), received 13th June 2024.

The remediation and verification proposals set out in the Remediation Strategy Report authored by RGS dated 15th June 2024 (ref: C4435/24/E/6780) are considered acceptable and therefore Condition 7 is discharged. It should be noted that any testing of site-won material must be treated as brownfield soils as detailed in Table 1 of the report.

Condition 8 (Revised Remediation Strategy)

As before, this condition must remain until the development is complete as it also relates to unexpected contamination. Condition 8 must therefore remain until further notice.

Condition 9 (Validation Report)

No validation report has been received in support of the application to discharge condition 9, unfortunately, until all groundworks have been completed Condition 9 cannot be discharged and therefore shall remain until further notice. Officers support this conclusion drawn by ENVH officers. A further submission to discharge the validation report condition would be required, in due course.

Yours faithfully

Mathias Franklin
Head of Planning and Development