# KIRKLEES METROPOLITAN COUNCIL
# INVESTMENT & REGENERATION SERVICE

## DEVELOPMENT MANAGEMENT

## Town and Country Planning Act 1990 (as amended)

## DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

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|---|---|
| Reference No: | **2024/44/91556/W** |
| Site Address: | Former Fire Station, Manchester Road, Marsden, Huddersfield, HD7 6HA |
| Description: | Discharge condition 12 (validation report) on previous permission 2020/91375 for erection of 9 flats (within a Conservation Area) |
| Recommending Officer: | Katie Chew |

**DECISION – Discharge of Condition 12 - Approved**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 25-Jul-2024**

**Officer Report**

**Application: 2024/91556**

**Application Site:** Former Fire Station, Manchester Road, Marsden, Huddersfield, HD7 6HA

**Proposal:** Discharge condition 12 (validation report) on previous permission 2020/91375 for erection of 9 flats (within a Conservation Area).

**Assessment:**

Condition 12 (Validation Report)

*'12. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.*
***Reason:*** *To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework'.*

The applicant has submitted a Validation Report by Haigh Huddleston & Associates, dated 30th May 2024 (ref: E17/7092/MD/008) in support of the application to discharge Condition 12.

Given the nature of the condition, the Council's Environmental Health Officers have been consulted. They note that the document describes the remediation of the site, including the removal of fill material from the gas holders, the installation and verification of gas protection measures and the placement of clean topsoil in areas of soft landscaping. Environmental Health Officers accept the report provided and recommend that Condition 12 is discharged. Officers concur with this conclusion and therefore Condition 12 can be discharged.

**Decision Notice Text**

**Condition 12 (Validation Report)**

You have submitted the following details:

- Validation Report authored by Haigh Huddleston & Associates (ref: E17/7092/MD/008), dated 30th May 2024, received 31st May 2024.

The submitted details are sufficient for the discharge of Condition 12 and are hereby approved.

Report Dated:

25th July 2024.