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Date: 03-Sep-2024
Our Ref: 2024/91602

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 1-20 on previous permission 2022/91343 for conversion of
public house to form two dwellings, erection of garages and one detached dwelling,
demolition of external outbuildings and associated works
156, Upper Road, Batley, WF17 7BJ
Application Number: 2024/91602**

I write with reference to your application to discharge the conditions for the above development as submitted on 05-Jun-2024.

Following the previous decision notice (dated 12-AUG-2024), the applicant has submitted drawing no. "DWG-0121 Rev.B" which includes a detailed annotation regarding construction access and demonstrates the location of the proposed fencing. Conditions 5, 8 and 12 can now be discharged. The applicant is reminded of the further stipulations of the conditions as outlined below:

Condition 5 – Boundary Treatment

The applicant has outlined within their planning statement that the fencing and boundary treatments shall be 1.8m high timber fencing, vertical slatted with concrete fixed posts at 2m intervals and secured with horizontal fixings top, mid and base.

The submitted drawing no. "DWG-0121 Rev.B" outlines the location of the proposed fencing along the boundary of the detached dwelling which is considered acceptable and appropriate for the purposes of discharging condition 5

Condition 5 can therefore be discharged. The development shall be completed in accordance with the approved details before the dwellings are first brought into use and thereafter retained.

Condition 8 – Construction Access

The submitted details within the annotations on submitted drawing no. “DWG-0121 Rev.B” are considered sufficient for the purposes of discharging condition 8 and KC Highways Development Management have no objection to the submitted information.

Condition 8 can therefore be discharged. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Condition 12 – Remediation Strategy

A Remediation Strategy authored by RB Geotechnical dated March 2024 (ref: RBG396 - Issue 001) was submitted in support of the application to discharge Condition 12. The report proposes the removal of 450mm of soil and the placement of 450mm of imported soils. Soils will be tested for their suitability for use in accordance with YALPAG guidelines. The final report will include photographs and depth verification.

Gas protection measures are also required, and the report recommends that these are a pressure relief system or subfloor void ventilation in addition to a suitable gas protective barrier to meet the standards of CS2. The report states that these should be designed and verified in accordance with good practice guidance. KC Environmental Health accept the remediation strategy and recommend that Condition 12 be discharged.

For these reasons, Condition 12 can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development