



Susan Chan (MRTPI), Planning Consultant, 43 Cemetery Road, Langold, Worksop, S81 9RF.

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**Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL**

6<sup>th</sup> August 2024.

Dear Kirklees Council,

**Re: Discharge of Planning Conditions at Batley Shopping Centre, Alfreds Way, Batley, WF17 5DR.**

With reference to the grant of planning permission ref: 2023/62/93630/E, this discharge of conditions application seeks to discharge the following conditions:

***4. No development shall commence until;***

***a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and***

***b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.***

***The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.***

***6. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.***

***7. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 6 groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.***

***8. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 7 further groundworks shall not commence until a Remediation***

***Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.***

***14. Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.***

Plans and report submitted in support of the discharge inc:

1. Phase 1 Desk Study ref: S200312;
2. Remediation Method Statement ref: 487044=RMS (July 2024);
3. Drilling and Grouting Strategy ref: 487044-DG (July 2024);
4. Drainage Plan ref: 24-239 D01 P01;
5. Drainage Details ref: 24-239 D02 P01.

If you require any further assistance on the matter, please do not hesitate to contact me.

Yours sincerely,

*Susan Chan*

Susan Chan (MRTPI) Planning Consultant.

