



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

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Date: 01-May-2025
Our Ref: 2024/92617

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 of details reserved by condition 4 (CCTV Survey), 8 (Noise Management Plan), 9 (Phase II Intrusive Site Investigation Report), 10 (Remediation Strategy) on previous permission 2024/93100 for partial demolition and rebuild on the same footprint as the original structure; works to include removal of first floor offices and canopy over former petrol station pumps; new materials used in construction are to match existing; change of use to include vehicle car rentals and sales
Longley Park Motors Ltd, The Triangle, Paddock, Huddersfield, HD1 4RU
Application Number: 2024/92617**

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Sep-2024.

Condition 4 – CCTV Survey

You have submitted:

- Inspection Report by Subadra Geo Environmental Services dated 2024-06-19, section: MH1 Upstream to MH2
- Inspection Report by Subadra Geo Environmental Services dated 2024-06-19, section: Beck Inlet Downstream
- Additional Examination by Subadra Geo Environmental Services dated 19/06/2024 ref: SE1336416208

Condition 4 cannot be discharged at this time. The Council's Lead Local Flood Authority recommend further information regarding desilting of the identified culvert and further camera work to understand fully what remedial work may be required is submitted. On this

basis it is considered further information is required to enable the discharge of this condition.

Condition 8 – Noise Management Plan

You have submitted:

- Noise Management Plan by Enterprise Mobility

Condition 8 is satisfied and discharged on the basis that the approved Noise Management Plan by Enterprise Mobility been implemented before the use of the site commences and is retained thereafter.

Condition 9 - Phase II Intrusive Site Investigation Report

You have submitted:

- Environmental Quantitative Risk Assessment Report by Subadra Geotechnical and Environmental Consultants dated August 2024
- Remediation Strategy by Subadra Geotechnical and Environmental Consultants dated December 2024
- Ground Gas Risk Assessment by Subadra Geotechnical and Environmental Consultants dated December 2024
- Ground Gas Monitoring Sheet by Subadra Geotechnical and Environmental Consultants dated March 2025
- Email dated 18th March 2025 reading: *'As indicated within our supporting cover letter (ref. EN22119 CL 008, Page 3). We have now carried out six rounds of ground gas monitoring, in accordance with applicable guidance and the CLO's request. The Vapor Pin monitoring was intended to support the results of our more conventional ground gas monitoring. The results of the the Vapor Pin monitoring are consistent with expectations (i.e. there is no significant gas risk to the building); the data does not indicate the need for further monitoring.'*

Officers are satisfied that sufficient information satisfies the requirements of this condition and therefore condition no.9 is discharged.

Condition 10 – Remediation Strategy

You have submitted:

- Environmental Quantitative Risk Assessment Report by Subadra Geotechnical and Environmental Consultants dated August 2024
- Remediation Strategy by Subadra Geotechnical and Environmental Consultants dated December 2024



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Condition 10 cannot be discharged at this time as the Council's Environmental Health team require further issues in relation to remediation of the site to be addressed. Specifically the following:

Given the limited vapour monitoring, we consider it prudent to provide additional information on possible vapour intrusion post-remediation to confirm vapour migration from BH001. Alternatively, further vapour monitoring within the existing structure would enhance confidence in the dataset

This is detailed within the most recent [response](#) of the Environmental Health Team

Any further information in relation to condition 10, submitted within 21 days, can be considered under this current application (2024/92617).

Yours faithfully

Mathias Franklin
Head of Planning and Development