

**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**

Reference No:	<b>2024/44/92820/W</b>
Site Address:	Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
Description:	Discharge of condition 4 (courtyard infill coal validation) of previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area)
Recommending Officer:	Nick Hirst

**DECISION – Discharge of Condition – Approve**

**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.**

*Victor Grayson*

**AUTHORISED OFFICER**

**Date: 26/01/2025**

**Application:** 2024/44/92820/W

**Site:** Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

**Proposal:** Discharge of condition 4 (courtyard infill coal validation) of previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area)

## **Assessment**

### Condition 4 (courtyard infill coal validation)

*4. Prior to the occupation of each phase of the development, or each phase being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any further remediation works/or mitigation necessary to address the risks posed by past coal mining activity*

**Reason:** *So as to ensure appropriate consideration to coal legacy, to ensure the site is fit to receive new development in the interest of health and safety, so as to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with the National Planning Policy Framework.*

The submitted details relate to the second phase of the development, namely the 'courtyard infill' part of the original proposal. Condition 4, in so far as it related to phase 1 (identified as the 'new main building'), was considered and approved via Discharge of Condition application ref 2023/91192.

The submitted phase 2 details have been reviewed by the Mining Remediation Authority (formerly the Coal Authority). In their consultation response dated 04/12/2024, the MRA have confirmed that the submitted details are acceptable and may be approved.

Officers support this assessment and recommend that the details, pursuant to phase 2, be approved. It is recommended that a note relating to this being a phased approval be included in the council's decision notice.

**Recommendation:** Approve details

**Report Dated:** 22/01/2025.

**Proposed Letter Text**

Condition 4 (courtyard infill coal validation)

You have submitted the document 'Completion Report for The Drilling and Grouting Treatment of Mine Workings', referenced SDL4284A, pursuant to condition 4. This document relates only to the part of the development referred to as the 'infill building', as specifically identified in Appendix A of the document, and no other phases of the development.

The submitted details are acceptable for the identified phase of development only and this condition is partially discharged.

In accordance with the condition, further details must be submitted for assessment and discharge for each subsequent phase which has been subject to coal related remediation, prior to occupation / use, to ensure complete compliance with condition 4.

In the scenario where the other phases have not been subject to coal related remediation, no further submissions are required.