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Date: 18-Jul-2025
Our Ref: 2024/92891

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 32 (Site Investigation Report) and 33 (Remediation Strategy) of previous outline permission 2020/92546 (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works
Black Cat Fireworks Ltd, Standard Drive, Crosland Hill, Huddersfield, HD4 7AD
Application Number: 2024/92891**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-Oct-2024.

Condition 32 (Site Investigation Report)

You have submitted the following documents pursuant to condition 32:

- Geoenvironmental Appraisal by Lithos (December 2023, 4486/2B)
- Geoenvironmental Appraisal by Lithos (April 2025, 4486/7)
- Letter dated 24/04/2024 titled Black Cat Fireworks, Blackmoorfoot Road – gas risk assessment
- Plan ref. 4486/2 rev. A (phasing plan)

The Geoenvironmental Appraisal dated December 2023 relates to the whole site, whereas the Geoenvironmental Appraisal dated April 2025 provide further details specific to phase 1 (as defined by plan ref. 4486/2 rev. A).

I can confirm that the submitted details are acceptable, and condition 32 is hereby discharged. For the avoidance of doubt, this relates to the whole application site.

Condition 33 (Remediation Strategy)

You have submitted the following documents pursuant to condition 33:

- Remediation Strategy by Lithos (October 2024, 4486/3C)
- Remediation Strategy by Lithos (April 2025, 4486/8)
- Letter dated 24/04/2024 titled Black Cat Fireworks, Blackmoorfoot Road – gas risk assessment
- Plan ref. 4486/2 rev. A (phasing plan)
- Email dated 25/06/2025 – from Adam Gombocz of Lithos in relation to on-site treatment of hydrocarbon contaminated material and placement of services

The above documents relate to land identified as Area B and Phase 1 boundary, per plan ref. 4486/2 rev. A (phasing plan) only.

The submitted documents are acceptable to enable a part-discharge of condition 33, in so far as it relates to Area B and 'phase 1' only.

For the avoidance of doubt, the submission of a remediation strategy in accordance with condition 33's requirement remains outstanding for Area A (excluding the small portion that falls within the defined 'phase 1' boundary) and must be submitted and approved, prior to works excluding demolition commencing within the defined Area A.

Further to the above, you are reminded that the conclusion of condition 33 (whether partial or otherwise) hereby activates the requirements of conditions 34 and 35, which are repeated below for convenience:

34. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 33. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *To ensure the safe occupation of the site.*

35. 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 have been completed for that part of the site 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. Where validation has been submitted and approved in stages for different parts of the site, a Final Validation Summary Report for the whole site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe occupation of the site.*

Yours faithfully,

Mathias Franklin
Head of Planning and Development