



Kirklees Council
Planning and Development Service
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Date: 28-Nov-2024
Our Ref: 2024/93041

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 11 (validation report) on previous
permission 2021/92255 for erection of 5 dwellings with associated access and
demolition of existing extensions to commercial building
The Old Tannery, 224, Spen Lane, Gomersal, BD19 4PJ
Application Number: 2024/93041**

I write with reference to your application to discharge the conditions for the above development as submitted on 23-Oct-2024.

The following has been submitted:

- Phase 4: Validation report - C3920/24/E/5955

The details provided do not satisfy the requirements of condition 11. The validation report is not in accordance with the approved remediation strategy. The following further information is required to satisfactorily discharge the condition:

- Imported material certificates are required and testing information to verify the source of the material.
- Exceedances were found in every sample analysed. These were apparently from a greenfield source. We require further commentary on the observed exceedances.
- The agreed clean cover system specifies either 450mm of clean subsoil and 150mm of clean topsoil for garden areas, or 150mm of subsoil and 150mm of topsoil for public open spaces. The remediation strategy also stated that made ground should be removed to reach natural



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ground where the made ground is less than 300mm and 600mm. This requirement does not appear to have been met in all locations. Further clarification on this point is necessary.

- The agreed clean cover system included a geotextile membrane. However, no membrane is reported in the trial pit logs or evidenced in the photographs. Further clarification on this point is necessary.

Therefore, condition 11 cannot be discharged at this time.

Yours faithfully

Mathias Franklin
Head of Planning and Development