

Enquiries to: Nicole Helliwell

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Date: 15-Jan-2025  
Our Ref: 2024/93094

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 details reserved by conditions 4 (materials), 5 (boundary treatments), 6 (Phase I Desk Study Report), 7 (Phase II Intrusive Site Investigation), 8 and 9 (Remediation Strategy), 10 (Verification Report), 14 (Tree works) on previous permission 2023/92346 for erection of dwelling and associated alterations The Willows, Hallas Road, Kirkburton, Huddersfield, HD8 0QG  
Application Number: 2024/93094**

I write with reference to your application to discharge the conditions for the above development as submitted on 29-Oct-2024.

Condition 4 – Materials

The following information has been submitted:

- Proposed Materials for Development (dated 2nd August 2023)

It is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 4. However, condition 4 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

Condition 5 – Boundary Treatments

The following information has been submitted:

- External Works Plan (reference no. 02-03B, dated 19<sup>th</sup> December 2024)
- Section Drawing (reference no. 02-05, dated July 2023)

In conclusion, it is considered that the proposed boundary treatment details are acceptable for the purposes of condition 5. However, condition 5 can only be fully discharged when the boundary treatments are constructed and maintained in accordance with the details approved.

#### Condition 6 – Phase I Desk Study Report

The following information has been submitted:

- Geo-environmental Ground Investigation Report (August 2023, ref: E23/8073/R001)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 6 and therefore the condition can be discharged.

#### Condition 7 - Phase II Intrusive Site Investigation

The following information has been submitted:

- Geo-environmental Ground Investigation Report (dated August 2023, reference no. E23/8073/R001)
- Gas Monitoring Letter (dated March 2024, reference no. E23/8073/JF/001)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 7 and therefore the condition can be discharged.

#### Condition 8 - Remediation Strategy

A standalone remediation strategy has not been provided to discharge Condition 8. Therefore Condition 8 should remain until further notice.

#### Condition 9 – Remediation

Condition 9 requires remediation to be carried out in accordance with an approved Remediation Strategy under Condition 8. As no remediation strategy has yet been approved (as per Condition 8), this condition cannot be discharged at this time. Furthermore, Condition 9 also relates to unexpected contamination. For these reasons, Condition 9 must remain in place until the development is complete.

#### Condition 10 – Verification Report

Condition 10 requires the submission of a Verification Report following the completion of any remediation measures identified in the approved Remediation Strategy or any approved revised strategy. No verification report has been received. Therefore Condition 10 should remain until further notice.

#### Condition 14 – Tree Works

KC Trees have reviewed the proposal and have confirmed that there is no need to undertake any tree works on site. Whilst this condition cannot be formally discharged, the council will not seek to take any further action.



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Yours faithfully

Mathias Franklin  
Head of Planning and Development