



Kirklees Council
Planning and Development Service
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Date: 03-Feb-2025
Our Ref: 2024/93485

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 conditions 4 (Phase I Desk Study Report) , 5 and 6
(Phase II Intrusive Site Investigation Report),
9 (Charging Facilities) 10 (Public Sewerage Infrastructure) on permission
2023/93273 for erection of two storey rear extension and extension to car park
Shaw Cross House, Shaw Cross Business Park, Shaw Cross, Dewsbury, WF12 7RF
Application Number: 2024/93485**

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

Condition 4 – Phase 1 Desk Study Report

The following information has been submitted:

- Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment (reference no. 4377, dated April 2024)

In conclusion, it is considered that the submitted information is acceptable for the purposes of discharging condition 4.

Condition 5 – Phase II Intrusive Site Investigation Report

The following information has been submitted:

- Phase 2: Site Investigation (reference no. S240612, dated July 2024)

It is considered that insufficient information has been provided at this time regarding all potential pollutant linkages. Therefore, KC Environmental Health recommend that Condition 5 remain until further notice.

Condition 6 – Remediation Strategy

A standalone remediation strategy has not been provided to discharge Condition 6. Furthermore, insufficient information has been provided as per condition 5. Therefore, Condition 6 should remain until further notice.

Condition 9 – Electric Vehicle Charging Facilities

The following information has been submitted:

- Proposed Site Plan (reference no. 0003 rev. P3, dated 27/11/24)

No technical specifications have been provided to confirm that the charging points meet the minimum requirements as specified in the West Yorkshire Low Emission Strategy (WYLES) guidance. Therefore, further information is required before KC Environmental Health can consider the application further.

Condition 10 - Public Sewerage Infrastructure

The following information has been submitted:

- Foundation GA & Details (reference no. KS507/F01 rev. B, dated 24/11/24)

In conclusion, it is considered that further clarification is required for the purposes of discharging condition 10. Therefore, Condition 10 should remain until further notice.

Yours faithfully

Mathias Franklin
Head of Planning and Development