



Kirklees Council
Planning and Development Service
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Date: 16-Jan-2025
Our Ref: 2024/93486

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 condition 17 (Validation Report) of previous permission 2023/91472 for variation of conditions 9, 11, 12, 22, 23, 25, 27, 29, 30, 33, 34 and 38 of previous outline permission 2020/90436 for the demolition of one dwelling and erection of residential development and associated works with details for access

adj, 115, Westfield Lane, Wyke, BD12 9LY

Application Number: 2024/93486

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

Condition 17 (Validation Report)

You have submitted the following document pursuant to condition 17, in so far as it relates to plots 1 to 6:

- Phase 4: Validation Report. Plots 1 to 6, Westfield Lane, Wyke by Solmek Ltd ref S221109, revision 4, dated December 2024.

The details therein are acceptable for a partial discharge of condition 17 for plots 1 to 6 only.

For the avoidance of doubt, the submission (and subsequent approval) of further validation documents of all the remaining plots remain necessary to fully satisfy the condition.

Advisory Note It is noted matters related to coal mining legacy are covered by separate planning conditions (33, 34 and 35) on decision notice ref 2023/91472. These conditions



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require the submission of a report from intrusive site investigations to establish the exact situation in respect of coal mining legacy features, and where risk to surface stability is identified, the submission of a remediation scheme and subsequent validation report.

Advisory Note In accordance with paragraph 197 of the National Planning Policy Framework (2024), where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner.

Yours faithfully

Mathias Franklin
Head of Planning and Development