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Our Ref: 1483/P-L-002

Monday 10th December 2024

Issued via The Planning Portal

Kirklees Council
Planning and Development Service
P O Box 1720
Huddersfield
HD1 9EL

Dear Sir/Madam,

Re: Residential development at Old Lane/Taylor Lane, Scapegoat Hill, Huddersfield
Approval 2024/62/91524/W.

This covering letter is to accompany our Discharge of condition application regarding the above planning approval for the following conditions.

Condition 4 (External walls and roofing materials)

Please see 1483-EMS - External Materials Statement - Dec 2024 document.

Condition 6 (Preliminary Risk Assessment (Phase I Desk Study Report))

The existing Site investigation JS-ST-40706-Rp001 was submitted under the previous planning application 2015/62/92476/W for the 3 houses scheme, of which Plots 2 & 3 have been constructed and completed, leaving the Plot 1 site.

Plot 1 is currently an existing building site which Plot 1 can be constructed based on the current Site Investigation Report.

Building control have inspected the upper 2 plots and passed off without any gas measures in place due to no requirements at design stage.

The current application site is to amend Plot 1 to 2 No smaller dwellings and would be built on a similar footprint of the original Plot 1.

Therefore, it is requested that the current Site Investigation JS-ST-40706-Rp001 is still relevant and enables Plot 1a and 1b to be constructed under the same report.

The phase 1 & 2 site investigation does have the results for contamination which is regarded as mainly low, and it is stated within the Site Investigation report that radon measures are not required.

Condition 7 (Phase II Intrusive Site Investigation Report)

Please see above and submitted JS-ST-40706-Rp001 - Phase I and II Geo-Environmental Investigation Report dated 03-05-2018

Condition 8 (Remediation Strategy)

No site remediation is recommended within the Phase II Intrusive Site Investigation Report; therefore, this condition could be discharged/discarded.

Condition 9 (Remediation Works)

No site remediation is recommended within the Phase II Intrusive Site Investigation Report; therefore, no remediation works is required and therefore this condition could be discharged/discarded.

Condition 11 (Road widening scheme)

Please see drawing 1295-901P2 - Plot 1a & 1b S278 Highway Layout, showing the proposed road widening adjacent to the application site (Plot 1a & 1b) by Build Vision.

Condition 12 (Construction traffic)

Please see Construction Environmental Management Plan (CEMP) by Violet Home Ref: 1483 - Scapegoat hill CEMP together with S38 Highway Specs.

Condition 13 (Highway retaining structures)

Confirmation that there are no Highway Retaining Structures on this application site for 1a and 1b.

We therefore assume that this condition was referring to the previous planning application for retaining walls to plots 2 & 3.

No retaining walls are required for this site, and therefore this condition can be discharged/discarded.

We trust the above is satisfactory however, should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

HNA architects

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Garry Griffiths

Company Director