



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

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Date: 04-Feb-2025
Our Ref: 2024/93506

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 4 (external materials), 6 (Phase I Report), 7 (Phase II Report), 8 (Remediation Strategy), 9 (Remediation works), 11 (road widening), 12 (construction traffic), and 13 (retaining structures) on previous permission 2024/91524 for erection of two detached dwellings
Land at, Old Lane/Taylor Lane, Scapegoat Hill, Huddersfield, HD7 4ND
Application Number: 2024/93506**

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Dec-2024.

Condition 4

The following has been submitted to address this condition:

- Document titled 'External Materials Statement' Ref: 1483/EMS

The submitted scheme is acceptable and condition 4 is therefore discharged. It is a requirement of this condition that the development be undertaken in accordance with the approved scheme and retained thereafter

Condition 6

The following has been submitted to address this condition:

- Phase 1/Phase II Geoenvironmental Investigation Report authored by Alan Wood & Partners (May 2018, JS/ST/40706-RP001).

The submitted scheme is acceptable and condition 6 is discharged.

Condition 7

Having regard to the response of the Environmental Health Team it is considered that a revised risk assessment is necessary, and reports required to be updated to meet current guidance where necessary to enable the discharge of this condition. Reports must be authored in accordance with good practice guidance and by a competent person, as defined in Annex 2 of the National Planning Policy Framework and any updated report comment on the suitability of the ground gas well response zones and the targeted strata. It is therefore concluded the submitted scheme is not sufficient to enable the discharge of this condition and this condition cannot be discharged.

Condition 8

In light of the assessment in relation to condition no.7 and fact that condition cannot be discharged, it is considered condition no.8 must remain in force and also cannot be discharged at this time.

Condition 9

This condition is required to be complied with (following the discharge of condition no.8) and is not required to be discharged unless the scheme as approved by condition no.8 cannot be adhered to. Given that condition no.8 remains in force it is considered this condition is not required to be addressed.

Condition 11

At the time of writing, the response of the Highways Team is awaited. Upon receipt you will be further contacted by separate cover in relation to this condition.

Condition 12

At the time of writing, the response of the Highways Team is awaited. Upon receipt you will be further contacted by separate cover in relation to this condition.

Condition 13

It is considered that the information requirements of this condition have not been met and this condition cannot therefore be discharged at this time in the absence of the submission of the required information. Having regard to the response of the response of the Highways Structures Team it is considered there is potential this information has been provided via the AIP (Approval in Principle) process which is required in relation to highway structures.



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Yours faithfully

Mathias Franklin
Head of Planning and Development