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

Enquiries to: John Holmes

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Date: 29-Apr-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.

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Condition 7

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).
- Email from HNA Architects dated 15th January 2025
- Ground Gas Risk Assessment by Alan Wood & Partners (3rd August 2018, JMS/AC/40706- Lt002)
- Letter by Arc Environmental Ltd (25th March 2025, 25-162).

The submitted scheme is considered to satisfy the requirements of condition no.7 and set out an acceptable site investigation. This condition is therefore discharged.

Condition 8

As no remediation is recommended, within the strategy approved by condition no.7, there is no requirement for condition no.8 to be discharged.

Condition 11

To address this condition the following has been submitted:

- Drawing titled 'S278 Highway Layout' ref: 1295-901RevP4
- Combined Stage 1 -2 Road Safety (ref001) received 17th April 2025

The scheme submitted is considered acceptable and condition no.11 is therefore discharged. It is a requirement of this condition that all of the agreed works shall be implemented before any part of the development is first brought into use.

Condition 12

To address this condition the following has been submitted:

- Construction Environmental Management Plan (CEMP) received 26th March 2025

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The submitted schedule as required by this condition is considered acceptable and this condition is therefore discharged. It is a requirement of this condition that all construction arrangements be carried out in accordance with the approved schedule throughout the period of construction

Yours faithfully

Mathias Franklin
Head of Planning and Development