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

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Date: 30-Jun-2025
Our Ref: 2024/93510

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 5 (boundary treatments), 7 (Phase II Intrusive Site Investigation Report), 8 (Remediation Strategy), 9 (Site Remediation), 10 (Verification Report), 13 (coal mining activity) on previous permission 2023/92732 for demolition of existing dwellings and erection of two detached dwellings
10 & 12, Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA
Application Number: 2024/93510

I write with reference to your application to discharge the conditions for the above development as submitted on 12-Dec-2024.

Condition 5 – Boundary Treatments

The following information has been submitted:

- Site plan (reference no. 001 rev. A, dated October 2024)

In conclusion, it is considered that the proposed boundary treatment details are acceptable for the purposes of condition 5. However, condition 5 can only be fully discharged when the boundary treatments are constructed and maintained in accordance with the details approved.

Condition 7 – Phase II Desk Study Report

The following information has been submitted:

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- Phase 1 Environmental Desk Study Report by Rogers Geotechnical Services (dated 7th May 2024, reference no. C4313/24/E/6607)
- Phase 2 Geo-Environmental Report (dated 11th December 2024, reference no. C4313/24/E/6749 rev1)
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In conclusion, the submitted details are considered acceptable for the purposes of Condition 7 and therefore the condition can be discharged.

Condition 10 – Verification Report

Condition 10 is still pending consideration. A further response will be issued at a later stage once KC Environmental Health have reviewed the submitted information.

Condition 13 – Coal Mining Activity

The following information has been submitted:

- Summary note by Demolition and Geotechnical Limited (reference no. 51048)
- Letter from Groundsmiths Geotechnical Engineers (reference no. GUK-0225-01, dated 3rd February 2025)
- Drillers Log by Demolition and Geotechnical Limited (dated 3rd June 2024)
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In conclusion, the submitted details are considered acceptable for the purposes of Condition 13 and therefore the condition can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development