



Kirklees Council
Planning and Development Service
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HD1 9EL

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Date: 28-Oct-2025
Our Ref: 2025/90119

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 conditions 3 (Phase 2 Report), 4 (Remediation Strategy), 7 (CEMP), 19 (Window Details), 21 (Roofing Materials), 22 (Walling Materials), 23 (Mortar Specification), 24 (Materials (plot 15)), 29 (Boundary Treatment) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)
Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Application Number: 2025/90119**

I write with reference to your application to discharge the conditions for the above development as submitted on 16-Jan-2025.

Condition 3: Phase 2 Report

Pursuant to Condition 3, you have submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The submitted information is considered to be sufficient to discharge Condition 3 and is hereby approved. As Condition 3 has no further requirements, it is hereby discharged in full.

Condition 4: Remediation Strategy

Pursuant to Condition 4, you have submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The submitted information is considered to be sufficient to discharge Condition 4 and is hereby approved. As Condition 4 has no further requirements, it is hereby discharged in full.

However, be aware of the associated requirements of condition 5, relating to implementation of the hereby approved remediation strategy and protocol should unexpected contamination be identified. For convenience, condition 5 is provided in full below:

5. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (4). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.*

Condition 29: Boundary Treatment

Pursuant to Condition 29, you have submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 12/05/2025.
- Boundary Treatment Details, Drawing No. (20)004 Rev B, received 29/07/2025.
- Boundary Retaining Wall, Drawing No. 1430/060 Rev AB, received 23/09/2025.

The submitted details are acceptable for the initial requirements of Condition 29. However, Condition 29 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The development shall then be completed in accordance with the approved details and thereafter retained.

Yours faithfully



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Mathias Franklin
Head of Planning and Development