



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

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Date: 23-Sep-2025
Our Ref: 2025/90335

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 5 (Phase I Geo-environmental Report), 6 (Phase II Geo-environmental Report) on previous permission 2023/92597 for change of use from B2 to Class E, Conversion of existing car garage to retail unit
John Shaw And Son Ltd, Canker Lane Garage, Leeds Road, Huddersfield, HD2 1XT
Application Number: 2025/90335**

I write with reference to your application to discharge the conditions for the above development as submitted on 06-Feb-2025.

Condition 5

You have submitted the following: -

- Phase 1 Geo-environmental Report authored by JNP Group Consulting Engineers dated April 2024 (ref: B25657-JNP-XX-XX-RP-G-1001 P01)

Taking account of the response of the Environmental Health team and the content of the submitted Phase I report it is considered that the submitted Phase I is sufficient to enable the discharge of condition no.5 and this condition is therefore discharged.

Condition 6



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You have submitted the following: -

- Phase II Geo-environmental Report authored by JNP Group Consulting Engineers dated July 2024 (ref: B25657-JNP-XX-XX-RP-G-1002 P04)
- Detailed Commentary on the Sampling Methodology and Explanation of Deviations statement authored by JNP Group Consulting Engineers dated June 2025.

Taking account of the response of the Environmental Health team, the content of the submitted Phase II Interpretative Report and additional information on the VOC sampling method it is considered this is sufficient to enable the discharge of condition no.5 and this condition is therefore discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development