



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

Enquiries to: Emma Thompson

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Date: 27-Jul-2026
Our Ref: 2025/90608

Dear 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 3 ((Phase I Desk Study Report), 4
(Phase II Intrusive Site Investigation Report), 5 , 6, 7, 9 (Remediation Strategy), 10
(intrusive site investigations) on previous permission 2024/91507 for erection of
agricultural building
Thorncliffe Farm Shop, 1, Westfield Lane, Emley Moor, Huddersfield, HD8 9SZ
Application Number: 2025/90608**

I write with reference to your application to discharge the conditions for the above development as submitted on 05-Mar-2025.

The application is accompanied by the following reports:

- Phase I Preliminary Risk Assessment by Geo2,, ref: 23/1407.1.1 • Supporting Information Planning Application for land at the Thorncliffe Farm Shop, ref:25.1407.2.1
- G&M Consulting. Shallow Mining Investigation, dated 18th August 2023. Ref C593/01/ATS.

The details submitted have been reviewed by KC Environmental Health and The Mining Remediation Authority and address outstanding matters in Conditions 3, 4, 5, 6, 7, 9 and 10.

The details are considered satisfactory for discharging conditions 3, 4, 5, 9 and 10.

As condition 6 includes provision for unexpected contamination being found during construction, it and condition 7 must remain until works are completed.



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Yours faithfully

Mathias Franklin
Head of Planning and Development