

Statement in support of proposed new dwelling adjacent **176 Almondbury Bank**
Huddersfield HD5 8EX



JG-D has been instructed by Mr & Mrs J Gould to submit a discharge of conditions application for the proposed erection of a new dwelling adjacent 176 Almondbury Bank, Huddersfield. The scheme was initially refused in February 2024 (2023/62/93487/W) but an appeal was upheld in October 2024 (APP/Z4718/W/24/3344713) and a pre-commencement discharge of conditions application submitted for a preliminary risk assessment of actual or potential land contamination (2024/92925). This submission seeks to discharge the associated Phase II investigation:

8. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (7), groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

The Desk Top Study recommended Ground gas monitoring comprising 6no visits over 3 months, 3no boreholes to determine if made ground is present and laboratory testing to determine if there is evidence of contamination.

This information is contained within the appended reports prepared by Rogers Geotechnical Limited:

C4722/24/E/7215_Geo-Environmental Report

C4722/24/E/7215/GM_Gas letter

Condition 9 requires a remediation strategy where the intrusive report identifies possible ground contamination:

9. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (8), further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

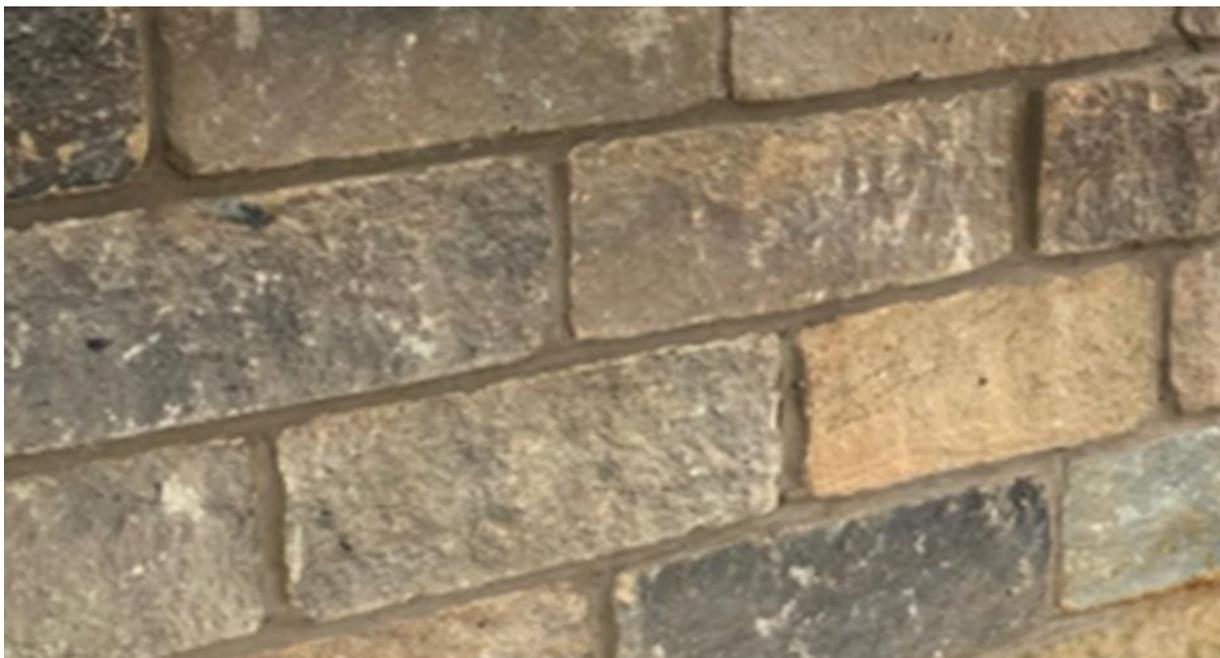
This information is contained within the appended remediation statement prepared by Rogers Geotechnical Limited:

C/4722/25/E/7818_Phase 3 Remediation Strategy

A verification report will be provided prior to occupation.

The application also seeks to discharge the pre-superstructure condition relating to the proposed materials:

3. Prior to the commencement of the development above slab/foundation level, details of all materials to be used in the construction of the external surfaces of the development shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other than in accordance with the approved materials.



140mm high Huddersfield Mix Natural walling Stone from Abacus Stone Sales.



22mm pre-drilled natural stone slate from Traditional Stone.