

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	<b>2025/44/90872/W</b>
Site Address:	Land Adjacent, 176, Almondbury Bank, Almondbury, Huddersfield, HD5 8EX
Description:	Discharge of details reserved by conditions 3 (Materials), 8 (Phase II Intrusive Site Investigation Report) and 9 (Remediation Strategy) of previous permission 2023/93487 for erection of dwelling
Recommending Officer:	Molly Storer

**DECISION – APPROVE DISCHARGE OF CONDITIONS**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 22-May-2025**

## **Officer Report**

**Reference No.** 2025/90872

**Site Address:** Land Adjacent, 176, Almondbury Bank, Almondbury, Huddersfield, HD5 8EX

**Proposal:** Discharge of details reserved by conditions 3 (Materials), 8 (Phase II Intrusive Site Investigation Report) and 9 (Remediation Strategy) of previous permission 2023/93487 for erection of dwelling.

## **Assessment**

### **Condition 3 – Materials**

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.

#### **Assessment of Condition 3**

A document titled 'Statement in support of proposed new dwelling adjacent 176 Almondbury Bank Huddersfield HD5 8EX' details the walling and roofing materials proposed. The proposed walling materials will be 140mm high Huddersfield Mix Natural walling Stone from Abacus Stone Sales. It is also noted that the roofing materials would be 22mm pre-drilled natural stone slate from Traditional Stone. These materials would be in keeping with those used in the surrounding area. Therefore, these details are deemed to be acceptable for the purposes of the condition and therefore condition 3 can be discharged. This is subject to the development being completed using the approved materials.

### **Condition 8 – Phase II Intrusive Site Investigation Report**

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.

#### **Assessment of Condition 8**

A Phase 2 Geo-environmental Report, authored by Environmental Geotechnical Specialists (dated 4<sup>th</sup> December 2024, ref. C4722/24/E/7215) and a Gas Letter authored by Environmental Geotechnical Specialists (dated 20<sup>th</sup>

December 2024, ref. C4722/24/E/GM) has been received in support of the application to discharge Condition 8. The report refers to the earlier Phase 1 report. Fieldworks were undertaken between the 17<sup>th</sup> of November 2024, consisting of:

- Three windowless sample boreholes.
- Standard penetration tests within all boreholes
- Borehole information is presented in appendix 2.

A total 3 soil samples were logged and retrieved for chemical analysis. While no free product was observed, PAH and TPH levels were below risk-based screening values. However, lead exceeded safe limits, warranting remediation. The updated conceptual site model confirms the need for remedial action. The report is accepted by Environmental Health.

With regard to the Gas Letter, a total of three standpipes were installed and monitoring undertaken on 6 occasions between the 24<sup>th</sup> of October and the 17<sup>th</sup> of December 2024. The results presented show a maximum concentration of 0.1% methane, with concentrations of carbon dioxide ranging between 0.0% and 0.2% in association with oxygen levels of between 19.6% and 21.7%. A maximum flow rate of 0.1 litres per hour was observed. Barometric pressure readings undertaken to were at atmospheric pressures of between 1017mb and 1034mb, with falling pressures noted during the investigation.

The gas screening value (GSV) were calculated as 0.0001 l/hr for methane and a GSV of 0.0002 l/hr for carbon dioxide.

The Gas letter conclusion summarises:- “ the site may be characterised as Characteristic Situation level 1. As such, no specific remediation will be required to protect against bulk ground gases.” KC Environmental Health accept the information presented by the consultant.

As KC Environmental Health accept the reports it is recommended that condition 8 is discharged.

### **Condition 9 – Remediation Strategy**

*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.*

### **Assessment of Condition 9**

A remediation strategy, authored by Environmental Geotechnical Specialists (dated 27<sup>th</sup> March 2025, ref. C4722/25/E/7818) has been received in support of the application to discharge Condition 9.

In the accepted phase 2 report, it was considered that the made ground present at the site was contaminated with respect to the intended residential with plant uptake end use. Therefore, it was recommended that garden areas be remediated. The remediation strategy provides a description of the remediation works to be carried out. Briefly, these include, garden areas be 'remediated' by providing a capping layer of 500mm of inert material over a 100mm thick capillary break. Thus, a total of 600mm layer.

The report outlines good site management procedures to control the risk to site operatives and neighbours during construction and highlights the need for caution and additional consultation should unexpected contamination be observed. These are considered satisfactory and K.C. Environmental Health anticipate suitable validation report to be submitted at a future date. For these reasons, KC Environmental Health accept the report and recommend that the condition is discharged.

### **Decision Notice Text**

#### **Condition 3 – Materials**

The following information has been submitted:

- A document titled 'Statement in support of proposed new dwelling adjacent 176 Almondbury Bank Huddersfield HD5 8EX'

It is considered that the proposed walling and roofing materials are acceptable for the purposes of condition 3. However, condition 3 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

#### **Condition 8 – Phase II Intrusive Site Investigation Report**

The following information has been submitted:

- A Phase 2 Geo-environmental Report, authored by Environmental Geotechnical Specialists (dated 4<sup>th</sup> December 2024, ref. C4722/24/E/7215)
- Gas Letter authored by Environmental Geotechnical Specialists (dated 20<sup>th</sup> December 2024, ref. C4722/24/E/GM)

KC Environmental Health accept the Phase 2 Geo-environmental Report and the Gas Letter and recommend the discharge of condition 8. Given this and the contents of the report this is considered sufficient information to recommend the discharge of Condition 5.

#### Condition 9 – Remediation Strategy

The following information has been submitted:

- A remediation strategy, authored by Environmental Geotechnical Specialists (dated 27<sup>th</sup> March 2025, ref. C4722/25/E/7818)

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KC Environmental Health accept the Remediation Strategy and state the report outlines good site management procedures to control the risk to site operatives and neighbours during construction and highlights the need for caution and additional consultation should unexpected contamination be observed. These are satisfactory we anticipate suitable validation report to be submitted at a future date. Notwithstanding this, there is sufficient information to recommend the discharge of Condition 9.