



Kirklees Council
Planning and Development Service
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Date: 21-May-2025
Our Ref: 2025/90918

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 conditions 3 (Phase I Desk Study Report), 8 (Intrusive Site Investigations) and 9 (Intrusive Site Investigations Declaration) of previous permission 2024/92112 for demolition of existing dwelling and erection of replacement dwelling
74, Wakefield Road, Lepton, Huddersfield, HD8 0BL
Application Number: 2025/90918**

I write with reference to your application to discharge the conditions for the above development as submitted on 31-Mar-2025.

Condition 3 (Phase I Desk Study Report)

You have submitted the following:

Phase 1 Site Investigation by Eastwood Consulting Engineers (14th October 2024, 49246ECE-XX-XX-RP-C-0001)

The submitted preliminary risk assessment (Phase I Desk Study Report) is acceptable and condition no.3 is therefore discharged. Given the conclusions of the submitted Phase 1 Site Investigation there is no requirement for conditions 4 and 5 to be discharged given no further intrusive investigation or remediation is identified as being required within the submitted scheme. Should unexpected contamination be encountered the requirements of condition 6 and 7 would be applicable.

Conditions 8 (Intrusive Site Investigations) and 9 (Intrusive Site Investigations Declaration)

The application is accompanied by the following:

- Shallow Mining Investigation Report (Ref. 49246-ECE-XX-XXRP-C-0003) dated March 2025 prepared by Eastwood Consulting Engineers

The submitted scheme is acceptable and satisfies the requirements of conditions 8 and 9 which are therefore discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development