



Kirklees Council  
Planning and Development Service  
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Enquiries to: John Holmes

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Date: 02-Jul-2025  
Our Ref: 2025/91263

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) and 4  
(Phase II Intrusive Site Investigation Report) on previous permission 2025/90007 for  
demolition of existing dwelling and erection of detached dwelling  
20, Stafford Hill Lane, Kirkheaton, Huddersfield, HD5 0EF  
Application Number: 2025/91263**

I write with reference to your application to discharge the conditions for the above development as submitted on 07-May-2025.

Condition 3

To discharge this condition the following has been submitted:

- Application Form
- Phase 1 Environmental Desk Study Report (ref: C5066/25/E/7717) dated 14<sup>th</sup> March 2025.

The submitted information is considered to constitute a Preliminary Risk Assessment of actual or potential land contamination at the site which satisfactorily addresses condition no.3. Condition 3 is therefore discharged.

Condition 4

You have submitted the following: -

To discharge this condition the following has been submitted:

- Application Form
- Letter dated 29<sup>th</sup> April 2025 (ref: C5066/25/E/7718)

The submitted information is considered to be in accordance with the further intrusive investigation recommended in the Preliminary Risk Assessment and constitute a phase II intrusive site investigation which satisfies the requirement of condition no.4. Condition 4 is therefore discharged on the basis of the submitted detail.

It is noted that the detail approved by this condition does not identify a requirement for remediation and the requirement(s) of condition no.5 of the permission are not applicable.

The applicants attention is drawn to the requirement(s) of condition no.6 whereby, should contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report be identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days.

Yours faithfully

Mathias Franklin  
Head of Planning and Development