

Kirklees Metropolitan Council,
Planning Services,
PO Box 1720,
Huddersfield,
HD1 9EL

(Submitted Via the Planning Portal)



19th May 2025

Dear Sir/Madam,

**DISCHARGE OF CONDITION 5 IN RELATION TO PLANNING PERMISSION 2023/62/91791/E
“ERECTION OF 2 STABLES AND 1 TACKROOM FOLLOWING DEMOLITION OF EXISTING
STABLES AND EQUESTRIAN STORAGE BUILDING”
LAND OFF, LONG LANE, FLOCKTON, HUDDERSFIELD, WF4 4BX**

MR T DRAKE

Please find attached the above-mentioned application which has Planning Portal reference PP-14030181. I confirm that the fee for the discharge of conditions application been paid direct to the Planning Portal.

Planning permission was granted by the authority for *“Erection of 2 stables and 1 tackroom following demolition of existing stables and equestrian storage building” (application No 2023/62/91791/E)*. The discharge of conditions application seeks to discharge condition 5 of the planning permission.

It should be noted that investigations in relation have been undertaken in accordance with Condition 4:-

“No development shall commence (EXCLUDING DEMOLITION) until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed by past surface mining operations, and; Protecting the public and the environment in mining areas*
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.”*

Whilst the Council did not require the formal submission of this information by discharge of condition, details of the investigations are provided with the submission of the application. The investigations found that no further works were required.

Condition 5 which is subject to the discharge of conditions submission requires:-

“Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.”

The submitted statement from G and M Consulting sets out the investigations undertaken and that no further works are required.

Should the Council require any further information, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to your recommendation for determination.

Regards

Patrick Townsend
BA (Hons) PG Dip MRTPI
Director