



Kirklees Council
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Date: 15-Jul-2025
Our Ref: 2025/91395

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 4 (Phase I Desk Study Report), 5 (Phase II Intrusive Site Investigation Report), 6 (Remediation Strategy), 7 (accordance with Remediation Strategy) and 8 (Verification Report) on previous permission 2023/93485 for demolition of existing stable block and erection of agricultural building/stables/office and shower room
Copley Cottage, Hunsworth Lane, East Bierley, BD4 6RL
Application Number: 2025/91395**

I write with reference to your application to discharge the conditions for the above development as submitted on 20-May-2025.

Condition 4 – Phase I Desk Study Report

The following information has been submitted:

- Phase 1 Geoenvironmental Risk Assessment By Michale D Joyce Associates LLP (reference no. 4455, dated April 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 4 and therefore the condition can be discharged.

Condition 5 – Phase II Intrusive Site Investigation Report

The following information has been submitted:

- Phase 2 Ground Investigation By Michale D Joyce Associates LLP (reference no. 4463, dated May 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 5 and therefore the condition can be discharged. However, officers remind the

applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 7.

Condition 6 – Remediation Strategy

The following information has been submitted:

- Phase 2 Ground Investigation By Michale D Joyce Associates LLP (reference no. 4463, dated May 2025)

The Phase 2 report has concluded that no remediation of the site is necessary, KC Environmental Health therefore recommend the discharge of condition 6. Officers remind the applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 7.

Condition 7 – Accordance with Remediation Strategy

Condition 7 cannot be discharged until all works are complete because they include the provision for unexpected contamination being encountered. If unexpected contamination is encountered it may require remediation.

Condition 8 – Verification Report

Condition 8 must remain in place until all works are complete.

Yours faithfully

Mathias Franklin
Head of Planning and Development