

**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:	2025/44/91425/W
Site Address:	adj, Cranborne, Clifton Avenue, Wooldale, Holmfirth, HD9 1AL
Description:	Discharge of details reserved by condition 10 (Remediation Strategy) on previous permission 2021/94569 for demolition of existing outbuildings and erection of three detached dwellings.
Recommending Officer:	John Holmes

DECISION – DISCHARGE OF CONDITION 10 - APPROVED

**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.**

Emma Thompson

AUTHORISED OFFICER

Date: 16-Jul-2025

DISCHARGE OF CONDITIONS

The merits of the application have previously been assessed under reference 2021/94569 and permission granted for Demolition of existing outbuildings and erection of three detached dwellings.

The applicant is now seeking to discharge details reserved by condition 10 (Remediation Strategy) on previous permission 2021/94569 for demolition of existing outbuildings and erection of three detached dwellings

Conditions 8 and 9 of consent 2021/94569 have been discharged by virtue of application 2024/93572.

ASSESSMENT

Condition 10

This condition states the following:

10. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (9) 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. Reason: To ensure the safe occupation of the site in accordance with Policy P53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

The following has been submitted to address this condition:

- Application Form
- Remediation Strategy (ref: 4604/3) dated March 2025

The submitted strategy sets out previously undertaken assessments, making reference to the previously discharged conditions. A general remediation strategy is set out in section 3 of the submitted strategy. This includes Site set-up, organisation and safety, Contractor's responsibilities, Materials Management Plan & Engineering supervision and verification.

Section 4 of the strategy sets out specific objectives. These include measures in the event unanticipated grossly contaminated soil / fill is encountered, and revisions of the strategy if required. Analysis of 6 samples is intended to be undertaken and following this remediation with the contractor would be discussed. With regard to site clearance, asbestos, demolition, general excavation, export to landfill, control of water, removal of below ground obstructions, crushing activities, backfill of excavations, surveying, placement of soil cover / topsoil measures are set out in the submitted remediation strategy.

The submitted strategy is considered to adequately outline the remediation objectives necessary to protect environmental receptors, and render the site suitable for the proposed development. It is considered that the strategy is appropriately detailed and in considering the scale of the development is

considered to be suitable in relation to the information requirements of the condition.

The approach / strategy is considered to be appropriate for the development, and it is noted that condition 12 requires a validation report to be submitted to the LPA to be approved in writing.

Therefore, taking account of the submitted information it is concluded that the development would be acceptable in terms of impact upon land quality and would accord with the requirements of condition no.10 and ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Condition 10 is therefore recommended to be discharged.

DECISION LETTER TEXT

Condition 10

The following has been submitted to address this condition:

- Application Form
- Remediation Strategy (ref: 4604/3) dated March 2025

The details submitted for this condition are considered to be acceptable, and this condition is therefore discharged.