



Kirklees Council
Planning and Development Service
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Date: 11-Aug-2025
Our Ref: 2025/91432

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 8 (Phase II Intrusive Site Investigation Report), 9 (Remediation Strategy) and 11 (Verification Report) on previous permission 2023/93657 for erection of two detached dwellings with detached garages; alterations to public house with dwelling above to form one dwelling; erection of single and two storey extension to 201a Halifax Road The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR
Application Number: 2025/91432**

I write with reference to your application to discharge the conditions for the above development as submitted on 27-May-2025.

Condition 8 – Phase II Intrusive Site Investigation Report

The following information has been submitted:

- Phase 2 Environmental Report by Rogers Geotechnical Serviced Ltd (reference no. C4477/25/E/7515, dated 12th May 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 8 and therefore the condition can be discharged.

Condition 9 – Remediation Strategy

The following information has been submitted:

- Phase 3 Remediation Strategy Report by Rogers Geotechnical Serviced Ltd (reference no. 477/25/E/8004, dated 21st May 2025)

KC Environmental Health have reviewed the document which provides a method for site remediation. Due to concerns regarding the garden areas in the vicinity of WS02, Officers do not accept the report. As such, Condition 9 must remain.

Condition 11 – Verification Report

The following information has been submitted:

- Phase 4 Validation Report by RGS (dated 10th July 2025, reference no. C4477/25/E/8063) has been submitted

KC Environmental Health have reviewed the document, however, as officers do not agree with the current proposed remediation strategy, they are unable to comment on the Validation report, as it only considers part of the site. On this basis, Condition 11 must remain as it concerns the area of land within the red line boundary in its entirety.

Yours faithfully

Mathias Franklin
Head of Planning and Development