

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:	2025/44/92056/E
Site Address:	Land adjacent to, 480, Halifax Road, Hightown, Liversedge, WF15 8DX
Description:	Discharge of details reserved by conditions 10 and 11 (Phase II Intrusive Site Investigation Report) on previous permission 2024/92529 for erection of 3 dwellings and associated works
Recommending Officer:	Edward Cheseldine

DECISION – Discharge of Conditions - 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 04-Nov-2025

Officer Report

2025/92056 - Land adjacent to, 480, Halifax Road, Hightown, Liversedge, WF15 8DX

Proposal Description

The application is seeking a discharge of details reserved by conditions 10 and 11 (Phase II Intrusive Site Investigation Report) on previous permission 2024/92529 for erection of 3 dwellings and associated works.

Condition 10 & 11

10. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

11. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (10) 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 LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

Assessment

The following documents have been submitted by the applicant:

- Remediation Strategy Report by G&M Consulting, dated July 2025, Report No: C723/RS

KC Environmental Health assessed the reports in relation to land contamination. They agreed upon the following comments:

Within the report, remediation stated includes but is not limited to the following: - a capping layer of minimum 600mm of clean cover (including 150mm clean topsoil) to garden areas and soft landscaping. Systems to protect site operatives and neighbours are stated and procedure for chemically suitable imported fill and removal of any contaminated site won materials stated. A procedure is presented for the discovery of unexpected contamination, the report goes on to confirm a verification report will be produced by a competent individual. This addresses the mitigation required within the conceptual site model of the earlier approved Phase 2 intrusive report.

They confirmed they had no objection to the to the discharge of conditions 10 & 11 based on the submitted information.

Decision Notice Text

Condition 10 & 11

The following has been submitted by the applicant:

- Remediation Strategy Report by G&M Consulting, dated July 2025, Report No: C723/RS

Following the consultation response from KC Environmental Health, the details within the reports are acceptable, at this stage the conditions can be discharged.

The applicant is reminded that that any unexpected contamination encountered during groundworks, must be reported to the Local Planning Authority, as per the requirements of Condition 12. Furthermore, Condition 13 relates to the submission of a remediation strategy verification certificate by a competent person once the remediation strategy is completed.