



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Nicole Helliwell

Nigel Jacques,
nj-ARCHITECTS
10, Castle Yard
Ilkley
LS29 9DT

Kirklees Direct
Tel: 01484 221000
Email: nicole.helliwell@kirklees.gov.uk

Date: 09-Feb-2026
Our Ref: 2025/92075

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 condition 10 (Remediation Strategy) on previous permission 2024/93227 for variation condition 2 (plans) on previous permission 2020/94345 (APP/Z4718/W/21/3289729) for erection of 5 dwellings land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Application Number: 2025/92075**

I write with reference to your application to discharge the conditions for the above development as submitted on 23-Jul-2025.

Condition 10 – Remediation Strategy

The following information has been submitted:

- Contamination Remediation Statement by ARP Geotechnical LTD (dated 16th September 2024, reference no. ODL/01/rem1)
- Email from ARP Geotechnical LTD (dated 17th July 2025)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 10 and therefore the condition can be discharged. Officers anticipate any future validation report to fully evidence the remediation plan, including the clarified details within the email. Where a site is affected by contamination, the responsibility for securing a safe development rests with the developer and/or landowner.

Yours faithfully



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Mathias Franklin
Head of Planning and Development