

Discharge_ Planning Conditions	Job_ Reference	Planning Approval_
Schedule_ Of Conditions	21_ 803 Stone Pit Hall Holmfirth	2021/62/93034/W

Condition_	Description_	Type_	Action_	Submitted_
1_	The development hereby permitted shall be begun before the expiration of 3 years from the date of permission 23_09_2022	Permanent	Client_ Main Contractor	N/A
2_	Approved development shall be carried out strictly in accordance with the plans and specifications as approved. See Planning permission	Permanent	Client_ Main Contractor_ Architect	N/A
3_	The external materials to be used in the construction of the walls and roof of the extension and garage/workshop hereby approved shall in all respects match those used in the construction of the host dwelling and be thereafter retained.	Upon commencement	Client_ Main Contractor_ Architect	N/A
4_	Materials to be used within the new/amended boundary walls to the south shall in all respects match those used in the construction of the existing dry stone walls found along the boundary of the application site and be thereafter retained.	Upon Commencement	Main Contractor_ Architect_Client	N/A
5_	Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained.	Upon Commencement	Client_ Main Contractor_ Architect	N/A
6_	Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.	Upon Commencement	Client_ Main Contractor	September 2023 Discharged 03/04/2024

7_	Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 6, 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.	Upon Commencement	Client_ Main Contractor	September 2023 Discharged 03/04/2024
8_	Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 7 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.	Upon Commencement	Main Contractor_	September 2023 Discharged 03/04/2024
9_	Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 8. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.	Upon Commencement	Main Contractor_	July 2025

10_	Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority	Upon Commencement	Main Contractor_	July 2025
11_	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Class E of Part 1 of Schedule 2 to that Order shall be carried out within the site outlined in red on the hereby approved Site Location Plan without the prior written consent of the Local Planning Authority.	Permanent	Main Contractor_	N/A