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:	**2025/44/92209/W**
Site Address:	Former Waterworks, Holmfield Road, Longwood, Huddersfield, HD3 4TY
Description:	Discharge of details reserved by condition 3 (Phase I Desk Study Report) on previous permission 2023/92703 for change of use and erection of extensions and alterations to former water treatment building to form one dwelling
Recommending Officer:	Emma Thompson

DECISION – APPROVE DISCHARGE OF CONDITION 3

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 24-Jul-2026

Officer report
Discharge of details reserved by condition 3 (Phase I Desk Study Report) on previous permission 2023/92703 for change of use and erection of extensions and alterations to former water treatment building to form one dwelling
Condition 3:
3. 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.
Reason: This pre-commencement condition is required to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.
Assessment:
A Phase 1 Environmental Assessment Report by RGS, dated the 5th of August 2025, ref: C4923/25/E/7503_Rev1 has been submitted in support of the discharge of condition 3. Environmental Health have reviewed the report and make the following comments and recommendations:
The site history and environmental setting since 1855 have been listed, a site walkover was conducted on the 17th of July 2025. The site comprises an area of overgrown brownfield land. An existing structure and separate shipping container were also noted to be present.
No visible signs of contamination present to the external areas during the time of the walkover; however, a burnt-out car and significant amount of other burnt material were noted to be present to internal areas. The site is located within a mostly rural area with commercial properties present to the south east and south west. The Longwood Reservoirs are present adjacent to the western boundary of the site. Reservoirs, the pump house and a tank are noted during history, indicating the possibility of made ground to be present on site.
The solid geology for site is described Huddersfield White Rock; a medium- to coarse grained, massive to flaggy, cross-bedded, micaceous sandstone. The Consultant's Coal Mining Report included in appendix 5 informs there are no probable unrecorded shallow workings.
The site has been identified as being within the sphere of influence of historic landfill sites.
A conceptual site model is presented in Table 8, attributing a moderate risk rating to a number of potential pollutant linkages. The report recommends an intrusive investigation.

The report is accepted for the purpose of discharging condition 3. The applicant is reminded that incomplete gas monitoring in any submitted phase 2 reports will not be accepted.
Based on the additional information submitted outstanding matters have been satisfactorily addressed and condition 3 can be discharged.
Decision Text:
A Phase 1 Environmental Assessment Report by RGS, dated the 5th of August 2025, ref: C4923/25/E/7503_Rev1 has been submitted in support of the discharge of condition 3. Environmental Health have reviewed the report and confirmed the details are accepted for the purpose of discharging condition 3.

The applicant is reminded that incomplete gas monitoring in any submitted phase 2 reports will not be accepted.
Based on the additional information submitted outstanding matters have been satisfactorily addressed and condition 3 can be discharged.