



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of single storey modular building and band store with associated external alterations following demolition of two existing single storey modular buildings.

Reference number

2023/62/93737/E

Date of decision (date must be pre-application submission)

02/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 5 - Remediation Strategy

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Revised Remediation Strategy prepared by Murray Rix Consultancy.

Waste Classification Report prepared by CWT Building Consultants.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Condition 5 – Remediation Strategy

A Remediation and Enabling Works Strategy by Murray Rix (no date, no reference) has been received in support of the application to discharge Condition 5. The document includes geotechnical information, which is outside the remit of Environmental Health. This consultation response only relates to the land contamination aspects of the report.

We have read the document received. The document proposes remediation of the site, in particular, the removal of asbestos-containing made ground soils and the replacement with clean cover. However, we do not accept the report received. There are several reasons for this decision including:

1. There is reference to gardens throughout, the permission does not include gardens, and the remediation strategy should be site specific. This should be remedied before we can comment further on the actual proposals.
2. The proposals for the delineation and validation of the hotspots are unclear in that the number of samples proposed for the excavated area may be insufficient should this be a large excavation. These should be reconsidered.
3. The report is unclear whether imported material will be employed or site won for instance it reads:

There is limited potential for suitable topsoil material to be present on site and as such there will be a requirement to import suitable material for use within the proposed development.

Then reads:

Topsoil whether site won or imported will require testing in line with the schedule present within Section 8 and Table 6.3.

This should be made clear.

4. Table 6.3 does not reflect The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Verification Requirements for Cover Systems guidance. We therefore consider this unacceptable.

Recommendations Condition 5 – Remediation Strategy:

For these reasons we do not accept the report and recommend that Condition 5 remain until further notice. [End]

Additional relevant consultation comments have been provided in association with application 2023/93737 (Approved full application to which this discharge of conditions application relates). Responding references listed below:

- WK/202424867 : 8th August 2024
- WK/202414408 : 30th May 2024
- WK/202410052 : 10th April 2024
- WK/202401126 : 21st February 2024

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Williams-Architects Ltd

Date

22/08/2025