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:	**2025/44/92711/W**
Site Address:	land at, Olney Street, Slaithwaite, Huddersfield, HD7 5EG
Description:	Discharge of details reserved by condition 7 (Remediation Strategy) of previous permission 2025/91478 for erection of 1 pair of semi-detached dwellings with associated parking and amenity space
Recommending Officer:	Danielle Cooper

DECISION – DISCHARGE OF CONDITION 7

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.

Emma Thompson

AUTHORISED OFFICER

Date: 29-Oct-2025

Officer Report

2025/92711 - land at, Olney Street, Slaithwaite, Huddersfield, HD7 5EG

Proposal Description

The applicant is seeking permission to discharge of details reserved by condition 7 (Remediation Strategy) of previous permission 2025/91478 for erection of 1 pair of semi-detached dwellings with associated parking and amenity space.

Condition 7

7. 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. 189 and 197 of the National Planning Policy Framework

Assessment

The following has been submitted by the planning agent;

- Phase 3, Remediation Strategy Report, Ref: C5257/25/E/8429, by RGS, dated 18th September 2025.

KC Environmental Health were consulted and confirmed that they accept Remediation Strategy Report by RGS, dated the 18th of September 2025.

Within the report, remediation includes but is not limited to the following:

Garden areas - remediation will comprise the removal of all topsoil from site leaving the uncontaminated natural material beneath. Following this, a provision of topsoil shall be made that is a suitable growing medium for plants. Beneath buildings, pavements and hard-standings clean inert granular sub-base shall be employed. Systems to protect site operatives and neighbours are stated and procedure for imported fill/removal of any contaminated site won materials stated. The report goes on to confirm a verification report will be produced. This addresses the mitigation required within the conceptual site model of the earlier approved Phase 2 intrusive report.

KC Environmental Health are therefore satisfied with the submitted Remediation Strategy report and recommend the discharge of condition 7.

Conclusion

Submitted information has been assessed by Environmental Health and is accepted, Condition 7 can be formally discharged.