williamsarchitects

Studio 8, The Garage Studios
41-45 St Mary's Gate
The Lace Market
Nottingham NG1 1PU

230711 [4-03] DK

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

14th October 2025

Dear Sir or Madam,

Covering letter to support an application for the discharge of details reserved by condition 5 (Remediation Strategy) and 7 (Bat Box) on previous permission 2025/70/91530/E for erection of single storey modular building and band store with associated external alterations following demolition of two existing single storey modular buildings at Mirfield Air Cadet Centre, Huddersfield Road, Mirfield, WF14 9DQ

This covering letter has been prepared to support a discharge of conditions application at the above site. The application seeks to discharge condition 5 of planning approval 2025/70/91530/E which requires the submission of a Remediation Strategy for the site.

Prior to the submission of this discharge of conditions application, two previous attempts have been made to discharge condition 5. The first application to discharge the condition (ref: 2023/93737), validated on 3rd June 2025, was refused on 10th July 2025. The reason given for refusal was stated as follows: 'KC Environmental Health do not accept the submitted information and as such Condition 5 must remain until further notice.'

Consultee comments provided by KC Environmental Health in relation to the refused Remediation Strategy, dated 8th July 2025, were available to view on the KC planning website. These comments were reviewed by the applicant's consultant team and were used to prepare a revised Remediation Strategy. This revised Remediation Strategy was submitted in a second attempt to discharge condition 5 and was validated on 27th August 2025 (ref: 2025/92399). On 11th September 2025 a letter was received from Kirklees Council indicating that the application had been refused on the grounds that 'no remediation strategy has been submitted in support of the application to discharge condition 5.'

Following this second refusal the applicant's consultant team has reviewed the proposals, ensuring close liaison between the remediation specialists, arboriculturist, contractor and architects with the intention of preparing a Remediation Strategy that is suitable for the site and acceptable to KC Environmental Health.

Williams-Architects Ltd
Registered address
143 Tamworth Road
Long Eaton
Nottingham
NG10 1BY
t 0115 945 5691
enquiries@williams-architects.co.uk
www.williams-architects.co.uk

The conditions of the site are such that there are two competing constraints on development; the need to remediate the site due to ground contamination and the need to protect the existing trees on the site. It is therefore necessary to develop a satisfactory Remediation Strategy that allows for the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paras 189-190 of the NPPF without detriment to the vitality and viability of existing trees on the site.

Appropriately managing the needs of both these requirements has presented a significant challenge, owing to the opposing requirements of tree protection and contamination remediation. For example, where typical remediation would involve excavation and replacement of soils to a depth of around 600mm, this is not suitable at the site as excavation to this level within tree root protection areas would be detrimental to the trees.

For development of any type to take place at the site, a reconciliation between the conflicting requirements of trees and contamination will ultimately be required. As the site has been used as a cadet training facility for many years, and the proposed development principal, that of continued cadet use with improved facilities for cadets and staff has been approved, we hope that in reviewing the application, the inherent challenges of the site and effort made to reconcile the competing requirements are taken into consideration.

Strategy

To balance the conflicting requirements, the proposed Remediation Strategy is to excavate across the landscaped area to a depth of 100mm, install a heavy-duty woven geotextile separator geo-membrane and cover this with 100mm of imported topsoil to function as clean cover. Further details are contained within the Remediation Strategy supporting document (MRN-25312-RMS-REV.02 10oct25).

The membrane will act as both a visual and physical barrier to separate underlying contaminated strata from the clean cover topsoil, and a permeable layer to facilitate gas and water exchange to the deep lying tree roots to maintain tree health. The remediation consultants and arboriculturists jointly consider a heavy-duty woven geotextile separator as the most suitable membrane type to be installed at 100mm depth following excavation across all landscaped areas of the site.

To perform as an effective separating layer between the contaminated strata and clean cover topsoil, the membrane is required to have a minimum mass of 300g/m^2 and CBR puncture of ≥2.5 kN, such as Terram 1000 Geotextile Fabric, or similar. A brightly coloured warning mesh shall be placed immediately above the membrane in areas of asbestos contamination to discourage future ground penetration.

Williams-Architects Ltd
Registered address
143 Tamworth Road
Long Eaton
Nottingham
NG10 1BY
t 0115 945 5691
enquiries@williams-architects.co.uk
www.williams-architects.co.uk

williamsarchitects

Arboriculture

Condition 9 of the application approval outlines that the development shall be carried out in accordance with the Arboricultural Method Statement dated 19th May 2025.

As the Remediation Strategy involves works within RPAs, the revised strategy has been developed in consultation with input from the project's arboricultural surveyors. Following review of the revised strategy, Fearghus Gage, a Principal Arboriculturist for Arbtech provided the following comments on the suitability of the proposals:

"As discussed, we need the membrane to remain permeable for gas and water exchange to the soil within the RPAs so the terram geotextile is the membrane to go for. Supervised excavation of the top 100mm is also recommended so that we can make a call on roots that could be severed or retained during excavation. The warning mesh on top of the membrane shouldn't be a problem as it is clearly permeable."

As outlined in Fearghus' comments, remediation works within the RPAs will be directly supervised by a suitably qualified arboriculturist and excavation within these areas will be hand-dug.

Summary

The applicant has re-iterated their willingness to engage with the consultees throughout the application to reach a satisfactory resolution allowing for a development to be safely undertaken in accordance with the local and national planning framework

The specialist remediation consultants and arboriculturist involved in developing the revised strategy have similarly expressed their willingness to discuss the proposals and work together with the consultees in facilitating an appropriate, safe and sensitive development.

The application also seeks to discharge condition 7 (Bat box) for a plan detailing the positioning and location of one bat box to be submitted to and approved in writing by the local authority. An Elisa Wood Concrete bat box is to be installed on the south-west elevation of the proposed building at a minimum of 3m above ground level. Refer to drawing 230711-020 for details of the bat box position and location.

We trust this is satisfactory. However, should you require any additional information then please do not hesitate to contact our office.

Yours faithfully

D Kendall

Dan Kendall

williamsarchitects

Williams-Architects Ltd
Registered address
143 Tamworth Road
Long Eaton
Nottingham
NG10 1BY

t 0115 945 5691

enquiries@williams-architects.co.uk
www.williams-architects.co.uk