

**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:	<b>2026/44/90053/W</b>
Site Address:	John Shaw And Son Ltd, Canker Lane Garage, Leeds Road, Huddersfield, HD2 1XT
Description:	Discharge of details reserved by condition 7 (Phase II Report) on previous permission 2023/92597 for change of use from B2 to Class E; conversion of existing car garage to retail unit
Recommending Officer:	Joanna Rednall

**DECISION – Approved 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.**

Danielle Cooper

***AUTHORISED OFFICER***

**Date: 01-May-2026**

## **Officer Report**

**Reference No.** 2026/90053

**Site Address:** John Shaw And Son Ltd, Canker Lane Garage, Leeds Road, Huddersfield, HD2 1XT

**Proposal:** Discharge of details reserved by condition 7 (Phase II Report) on previous permission 2023/92597 for change of use from B2 to Class E; conversion of existing car garage to retail unit

## **Assessment**

### **Condition 7 - (Phase II Report)**

*7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 the development shall not be brought into use 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 190 of the National Planning Policy Framework.

### **Assessment**

The applicant has submitted the following documents:

- 2023/62/92597/W Remediation Strategy Implementation Timetable
- Remediation Statement by JNP Group, dated December 2025, ref: B25657A-JNP-XX-XX-RP-G-0001-P01

The strategy report confirms the remediation that was deemed necessary to site in regard to the fuel tank and gas protection. It confirms additional information in relation to water supply, indicating no risk to the potable supply to site. The report confirms action in relation to unexpected contamination and the requirement for validation report on completion.

KC Environmental Health have been consulted on the proposal and accept the documents.

Taking account of the response of the Environmental Health Team it is considered that the submitted information is sufficient for the discharge of condition no.7 and it is therefore recommended this condition is discharged.

## **Decision Notice Text**

### **Condition 7 - (Phase II Report)**

The following information has been submitted:

- 2023/62/92597/W Remediation Strategy Implementation Timetable
- Remediation Statement by JNP Group, dated December 2025, ref: B25657A-JNP-XX-XX-RP-G-0001-P01

The submitted details are considered acceptable and on the basis of the submitted information Condition 7 is discharged.

