

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:	2026/44/90158/E
Site Address:	Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Description:	Discharge of details reserved by conditions 3 (site clearance), 18 (Phase II Intrusive Site Investigation Report), 19 (Remediation Strategy) on previous permission 2023/90668 for demolition of existing buildings, erection and operation of single building comprising Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being replacement wind turbine, utility provision, drainage, access, hard/soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of Sui Generis use
Recommending Officer:	Farzana Tabasum

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 24-Feb-2026

Officer Report

Application: 2026/90158

Site: Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR

Proposal: Discharge of details reserved by conditions 3 (Site Clearance), 18 (Phase II Intrusive Site Investigation Report) and 19 (Remediation Strategy) on previous permission 2023/90668 for demolition of existing buildings and erection of a single building for Sui Generis use associated with storage, assembly, sale and distribution of custom-built computers and associated development.

Overview

The application is accompanied by the following details and plans:

Condition 3

- Written confirmation of site clearance from PC Specialist Ltd (January 2026), including supporting photographic evidence.

Condition 18

- Phase 2 Environmental Report (15 January 2026, Ref: C3224/25/E/8845)
- Phase 2 Environmental Report (12 February 2026, Ref: C3224/25/E/8985)

Condition 19

- Remediation Statement (15 January 2026, Ref: C3224/25/E/8845)

Consultation has been carried out with the Council's Environmental Health officers in respect of Conditions 18 and 19.

Assessment

Condition 3 (Site Clearance)

3. Prior to commencing the construction of foundations of the approved building, all scrap vehicles, vehicles, plant, machinery and all other items stored on site shall be completely removed from the site. Upon complete removal of all items, written confirmation shall be provided to the Local Planning Authority that the site has been cleared prior to commencing construction of the foundations of the approved building.

Reason: *In the interests of visual amenity and to preserve the openness and character of the Green Belt to accord with the Kirklees Local Plan and the National Planning Policy Framework.*

The condition requires full clearance of the site and written confirmation to the Local Planning Authority.

The applicant has submitted written confirmation confirming that all plant, machinery and stored items have been removed from the site, supported by photographic evidence.

The condition requires written confirmation only. Officers are satisfied that the site has been cleared in accordance with the condition. It is recommended that Condition 3 be discharged.

Condition 18 (Phase II Intrusive Site Investigation Report)

18. Following demolition of the existing buildings, clearance of the site as referred to in condition 3 above, a Phase II Intrusive Site Investigation Report addendum (prepared post-demolition and post-clearance, and detailing investigation carried out at those parts of the site that were previously inaccessible and/or obstructed by buildings and/or scrap) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework*

The condition requires submission of a post-demolition intrusive site investigation, including areas previously inaccessible.

The applicant has submitted updated Phase 2 Environmental Reports detailing intrusive investigations undertaken following demolition and clearance. The reports include trial pit investigations, soil sampling and chemical testing assessed against relevant commercial screening criteria.

Environmental Health were consulted and, in their response dated 20/02/2026, confirm that the submitted reports satisfactorily characterise the site for the proposed commercial use. They confirm that contamination identified is localised, no asbestos was identified, and no groundwater or vapour concerns were recorded. Environmental Health recommend discharge of the condition.

Officers concur with this assessment and are satisfied that the requirements of Condition 18 have been met.

It is recommended that Condition 18 be discharged. As contamination was identified within the report condition 19 activates and is considered below.

Condition 19 (Remediation Strategy)

19. Where site remediation is recommended in the approved Phase II Intrusive Site Investigation Report/s and the addendum pursuant to condition 18 further 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 unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

A Remediation Statement has been submitted setting out measures including removal of localised contaminated made ground, provision of clean cover where required, validation of imported materials, gas protection measures and a watching brief during groundworks. Provision is made for submission of a Verification Report upon completion of remediation works.

Environmental Health have reviewed the Remediation Statement and have confirm in their comments dated 20/02/2026 that the proposed measures are appropriate and acceptable for the proposed commercial end use. They recommend discharge of the condition.

Officers concur with this assessment and are satisfied that the submitted remediation strategy meets the requirements of Condition 19.

It is therefore recommended that Condition 19 be discharged. However, conditions 20 and 21 have associated requirements that hereby activate. For the convenience of readers it is recommended that these be repeated on the decision notice, for information purposes.

Recommendation: Discharge all 3 conditions

Report dated: 23/03/2026

Proposed Decision Text:

Condition 3 (Site Clearance)

You have submitted the following details pursuant to Condition 3:

- Written confirmation from PC Specialist Ltd confirming removal of all plant, machinery and stored items from the site, including supporting photographic evidence.

The submitted details are acceptable and demonstrate that the site has been cleared in accordance with the requirements of the condition.

Condition 3 is hereby discharged.

Condition 18 (Phase II Intrusive Site Investigation Report)

You have submitted the following documents pursuant to Condition 18:

- Phase 2 Environmental Report (15 January 2026, Ref: C3224/25/E/8845)
- Phase 2 Environmental Report (12 February 2026, Ref: C3224/25/E/8985)

The submitted reports satisfactorily characterise the site following demolition and clearance and are accepted by the Council's Environmental Health officers.

The submitted details are acceptable. Condition 18 is hereby discharged.

Condition 19 (Remediation Strategy)

You have submitted the following document pursuant to Condition 19:

- Remediation Statement (15 January 2026, Ref: C3224/25/E/8845)

The submitted remediation strategy sets out appropriate measures to address identified contamination risks and has been reviewed and accepted by the Council's Environmental Health officers.

I can confirm that the submitted details are acceptable and are approved. Condition 19 is hereby discharged.

Notwithstanding the above, you are reminded of the associated requirements of condition 20 and 21, which are repeated below for convenience:

20. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to conditions 19. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Reports is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: *To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.*

21. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a

Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: *To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework*