



Enquiries to: Farzana Tabasum

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Date: 24-Feb-2026
Our Ref: 2026/90158

Dear Mr Taylor

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

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

**Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Application Number: 2026/90158**

I write with reference to your application to discharge conditions for the above development as submitted on 19-Jan-2026.

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*

Yours sincerely

Farzana Tabasum,
Senior Planning Officer
for Nick Hirst, Team Leader, Majors and Minerals