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

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Date: 16-Oct-2026
Our Ref: 2026/90376

Dear Sir/Madam

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 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 (Remediation Strategy), 6 (Remediation Strategy), 8 (remediation works), 16 (drainage), 18 (CEMP) on previous permission 2025/90443 for erection of detached dwelling with associated car parking, secure cycle parking and refuse bin storage
adj, 4 A, Bridge Street, Batley, WF17 5NU
Application Number: 2026/90376

I write with reference to your application to discharge the conditions for the above development as submitted on 10-Feb-2026.

CONDITION 3.

The following documents have been submitted:

- Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2)

The phase I is appropriate for the context of the site and satisfies the requirements of condition 3.

CONDITION 4.

The following documents have been submitted:

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- Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2)

The details submitted are considered acceptable for the purpose of condition 4

CONDITION 5

The following documents have been submitted:

- Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2)

The details submitted are considered appropriate for the purpose of condition 5.

The applicant is reminded that the development is to be carried out in accordance with the approved details.

CONDITION 6.

Officers are unable to discharge this condition, and it can only be satisfied when all works have been completed on site.

Therefore, the condition must remain in situ at this time.

CONDITION 8.

The following documents have been submitted:

- Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2)

Officers have consulted with the Mining Remediation Authority who have accepted the details submitted in support of condition 8.

Therefore, providing the development is carried out in accordance with the submitted details, the evidence presented is sufficient for the purpose of condition 8.

CONDITION 16.

The following documents have been submitted:

- Percolation test
- Dart Engineers 24/11/2025

Condition 16 did not require the submission of details into the Local Planning Authority and is not required to be satisfied by a discharge of condition.

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CONDITION 18.
The following documents have been submitted:

- CEMP 9TH February 2026

The provided document is acceptable and in line with the requirements of the condition.

The applicant is reminded that the developed is to be carried out in accordance with the details submitted.

Yours faithfully

Mathias Franklin
Head of Planning and Development