From: Paul Matthews
Sent: 27 August 2026 10:17
To: Emma Thompson
Cc: peter
Subject: RE: Attached letter from Kirklees Council regarding application number 2026/90952 at location Adjacent to, 71, Woodhead Road, Honley, Holmfirth, HD9 2RJ
Importance: High

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Morning Emma,

I hope you are keeping well.

I've had the following response form the project geotechnical consultant in relation to the non-discharge of condition 7-9 of the 2026/90952 discharge of conditions decision notice;

Re: Attached letter from Kirklees Council regarding application number 2026/90952 at location Adjacent to, 71, Woodhead Road, Honley, Hol...

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RL Rob Lewis
To Paul Matthews
Cc peter Jack Cooper

Thu 27/08/2026 10:04

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HI Paul,

Reading the response from the local authority with regards a remediation strategy being required, they have stated in condition 6 they have no objections and have discharged the condition with regards the phase 2 investigation report. In that report it is stated that;

" The results of the general testing undertake across the site indicates that contamination is not likely across the site but is present in the vicinity of WS02.However, WS02 is located within the footprint of the proposed building location. As such the pathway will be broken as end users will not be able to come into direct contact with the contamination. On the basis of the above a site-specific Remediation Strategy is not required"

Therefore, in approving they must have agreed with the fact that we do not believe a full specific remediation is required other than the normal general construction plan and good practice by the building contractor. So I am surprised that they still require a Remediation Strategy to discharge this condition.

It is normal to validate the plots in accordance with published guidance (YALPAG etc), but this cannot be done until construction and landscaping is completed, and is normally discharged at the end to ensure clean imported soils have been used etc.

Rob

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Rob Lewis
Managing Director
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Can you please advise what is required to resolve this situation. The builder/developer, CC'd in on this email, were due to commence imminently yet condition 7 (not discharged) states "*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*.". This is going to cause untold problems in relation to workload and the project.