

Letter to Kirklees Planners  
28/08/2025



Kirklees Council  
Planning Department

Date: 09<sup>th</sup> April 2026

Dear Planning Department

**Re Planning Ref: 2020/70/90988/E - UNICAT (formerly Magma Ceramics), Low Road, Earlsheaton, Dewsbury, WF12 8BU**

This letter accompanies the Planning Condition Application in relation to Planning Conditions 15 and 17

Planning Condition 15 states:

*Within 6 months of the date of this permission and pursuant to condition 14, a Remediation Strategy shall be 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.*

Planning Condition 17 state:

*Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the phase 4 as detailed in 3161-105W – Phasing Plan shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.*

The construction of the buildings was completed in September 2021 in the middle of the Covid 19 Pandemic and unfortunately the requirement for these Conditions to be discharged was inadvertently missed at the time

Having reviewed As Built construction, it could not be determined if any remediation works had been carried out. Given this, the applicant instructed a geotechnical company to carry out on-site soil testing, with the subsequent letter/report included within this application. The testing process concluded that there were no issues in the ground that would require remediation works being undertaken. Based on this, it is considered that Conditions 15 and 17 can be formerly discharged

Yours sincerely

Alan Powell  
**Director**  
**Den Architecture**  
a.powell@den.uk.com  
07976 922382

8 Wharf Street, Leeds LS2 7EQ T: 0113 244 5038

info@den.uk.com

www.den.uk.com

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