

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:	2026/44/91168/W
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by condition 17 (Verification Report) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure
Recommending Officer:	William Simcock

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: 19-Aug-2026

Application: 2026/91168

Site: 72, Northgate, Huddersfield, HD1 6AE

Proposal: Discharge of details reserved by condition 17 (Verification Report) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure.

Assessment

Condition 17 (Verification Report)

17. 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. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.*

The following documents were submitted with the original application:

- Interim Remediation Verification Report, ref. WYP-BWB-XX-XX-T-G-0007_VR, revision P1, subsequently superseded by revision P2, 07/05/2026;
- Covering letter.

KC Environmental Health viewed the submitted documents and made (02/06/2026) the following comments:

In support of the discharge of condition 17 an interim Verification Report by BWB ref: WYP-BWB-XX-XX-T-G-0007_VR, dated May 2026 has been submitted. Whilst we welcome the information provided within the report, by its own admission it informs in section 3.4 that soft landscaping, including a capping layer, is still ongoing with an expected completion of June 2026. Section 5.4 informs BWB have not yet seen a copy of the Environmental Permit of each source of imported material.

Until a final document has been provided clearly demonstrating completion of necessary remediation works and full verification by the consultant we are unable to recommend discharge of condition 17.

The applicant was notified that of these concerns by email 02/06/2026. In response, the applicant submitted a further report with the same title and reference (Interim Remediation Verification Report, ref. WYP-BWB-XX-XX-T-G-0007_VR), but designated revision P3, which was received 16/07/2026.

KC Environmental Health were re-consulted and provided further comments dated 19/08/2026:

Further to our response dated 2nd June 2026 (Our Ref: WK202613347), Environmental Health acknowledge receipt of Remediation Verification Report (BWB Ref. WYP-BWB-XX-XX-T-G-0007_VR, Revision P3. July 2026).

The report was prepared by BWB Consulting to verify that the approved remediation strategy had been completed and validated in support of discharge of Condition 17 (Verification Report).

The report records the removal and licensed disposal of approximately asbestos containing material and non-hazardous soils, with no unforeseen contamination encountered during construction. To verify the clean cover system, BWB undertook site inspections and hand-dug validation pits in June 2026, confirming topsoil depths of 0.4m to 0.6m, meeting the minimum 400mm thickness required by the remediation strategy.

Laboratory analysis of topsoil and stockpile samples found no asbestos and confirmed that concentrations of metals, hydrocarbons, PAHs, VOCs and other contaminants complied with the clean cover criteria.

The Verification Report concludes that the imported topsoil is suitable for use, the clean capping layer and hardstanding provide adequate protection from any residual contamination, and the remediation works have been completed to an acceptable standard such that the site poses a very low risk to future users.

Recommendations

The submitted Verification Report confirms completion of the approved remediation works, verification of the clean cover system, chemical validation testing of imported topsoil and confirmation that remediation objectives have been achieved.

Condition 17 (Verification Report) can be discharged.

Officers concur with the views of KC Environmental Health, and it is recommended that the details submitted in respect of condition 17 are

approved. Since the condition contains no ongoing obligations, it is deemed to be discharged in full.

Recommendation: Approve details

Report Dated: 20/08/2026

Proposed Letter Text

Condition 17 (Verification Report)

You have submitted a document titled Interim Remediation Verification Report, ref. WYP-BWB-XX-XX-T-G-0007_VR), revision P3, received 16/07/2026, pursuant to condition 17.

The proposed details are acceptable for the purposes of condition 17 and the condition is hereby discharged.