

**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:	2026/44/91242/W
Site Address:	adj, 42, Long Croft Street, Golcar, Huddersfield, HD7 4EA
Description:	Discharge of details reserved by conditions 6 (floor/ground levels), 8 (Phase I Desk Study Report) on previous permission 2025/92628 for erection of dwelling and associated works (within a Conservation Area)
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITION – SPLIT DECISION

I hereby authorise the partial approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 03-Jul-2026

**Officer Report
2026/91242**

adj, 42, Long Croft Street, Golcar, Huddersfield, HD7 4EA

Discharge of details reserved by conditions 6 (floor/ground levels), 8 (Phase I Desk Study Report) on previous permission 2025/92628 for erection of dwelling and associated works (within a Conservation Area)

Condition 6

Development shall not commence until a scheme detailing the finished slab and floor levels of the dwelling hereby approved, together with corresponding existing and finished ground levels and of surface and land drainage associated with any works, has been submitted to and approved in writing by the Local Planning Authority. The construction of the dwelling shall be carried out in accordance with the details so approved and the occupation of the dwelling hereby approved shall not take place until the works relating to the building have been completed. The approved levels shall be so retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority. Reason: This is a pre commencement condition required in the interests of visual and residential amenity to accord with Policy LP24 of the Kirklees Local Plan, Principle 15 of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

Condition 8

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. Reason: This is a pre-commencement condition to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

Assessment condition 6

The following has been provided in support of condition 6

- 2589 D 20 004

The details provided are currently being reviewed internally and an addendum report will be provided once these details have been assessed.

Assessment Condition 8

The following details have been provided in support of condition 8:

- LCRM Stage One

The details have been reviewed by KC Environmental Health and are considered acceptable.

The development shall be carried out in accordance with the recommendations in the Phase 1 report unless unexpected contamination is identified on site during the development.

Decision notice text

Condition 8

Assessment condition 6

The following has been provided in support of condition 6

- 2589 D 20 004

The details provided are currently being reviewed internally and an addendum report will be provided once these details have been assessed.

Assessment Condition 8

The following details have been provided in support of condition 8:

- LCRM Stage One

The details have been reviewed by KC Environmental Health and are considered acceptable.

The development shall be carried out in accordance with the recommendations in the phase 1 report unless unexpected contamination is identified on site during the development.