



Kirklees Council
Planning and Development Service
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Date: 13-Jul-2026
Our Ref: 2026/91286

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 4 (dilapidation survey), 5 (Phase I Desk Study Report), 6 (Phase II Intrusive Site Investigation Report), 7 (Remediation Strategy), 8 (accordance with the Remediation Strategy), 9 (Verification Report), 10 (ecological enhancement measures), 11 (waste collection) and 14 (materials) on previous permission 2025/90583 for erection of rear dormers, raising of roof height and alterations to workshop to form dwelling
2, Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH
Application Number: 2026/91286**

I write with reference to your application to discharge the conditions for the above development as submitted on 18-May-2026.

Condition 4 (dilapidation report)

The following details have been submitted in support of this application:

- **STRUCTURAL CONDITION & DILAPIDATION REPORT DATE: 2nd February 2026 REF: MDL – 12499**

The details provided have been reviewed by KC Highway structures and it is considered that the details provided satisfy the first part of the condition pertaining the existing wall structures.

This condition cannot be fully discharged at this time as a further structural dilapidation survey of the retaining wall is also required following the completion of the works and any defects arising in the wall due to the works associated with the proposed development

shall be made good to the satisfaction of the Council's Highway Structures team, at the developer's expense.

Condition 5 (land contamination Phase I)

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.

The following documents have been provided in support of the application:

- Phase 1 Environmental Desk Study & Coal Mining Report by RGS (17/03/2026 - C5782/26/E/8985)

The details have been reviewed with KC Environmental Health who have provided the following commentary:

The pCSM appears to disregard the quarry located 20m south of the site that is noted on the historical summary of the site. This should have been identified as a potential source of ground gases.

The Historic Landfill sites located to the northwest and west of the site are not considered as part of the pCSM. These should have been identified as a potential source of ground gases.

Within the list of potentially contaminative sources, RGS identify areas of mining activity waste to the north-east, south-east and south of the site and potential contaminants including metals, hydrocarbons and coal tar being present. These cannot be identified on the historical maps.

The nature of the existing building is unclear and has not been considered in the RGS report and it is considered that, there is the potential for underground and above ground storage tank (VOC risk). We would expect consideration for this in any future Phase II Intrusive Site Investigation.

However, the report concludes by recommending a Phase II Site Investigation with associated ground gas monitoring. This is considered appropriate.

It is considered that the submitted details suffice for the purpose of condition 5.

Condition 6 (Land contamination Phase II)

No details have been provided in support of outstanding matters pertaining to condition 6 and therefore the condition cannot be discharged.

Condition 7 (Remediation)

No details have been provided in support of outstanding matters pertaining to condition 7 at this time and therefore the condition cannot be discharged.

Condition 8 (Remediation in accordance with condition 7)

No details have been provided in support of condition 8 at this time and therefore the condition cannot be discharged.

Condition 9 (Verification report)

No details have been provided in support of condition 9 at this time and therefore the condition cannot be discharged.

Condition 10 (Ecological enhancement)

The following documents have been provided in support of the application:

- Site Plan

Officers have consulted with KC Ecology on the application; no details have been provided in support of condition 10. The boundary treatments on site have not been confirmed nor the location of a swift box. Therefore, condition 10 is not satisfied and cannot be discharged.

Condition 11 (Bin presentation points)

The following documents have been provided in support of outstanding matters pertaining to bin presentation/collection points:

- Site plan

Officers have reviewed the details provided and consider they are acceptable for the purpose of discharging condition 11. The presentation points hereby approved shall be retained in perpetuity.

Condition 14 (materials)

The following documents have been provided in support of the application:

- Materials schedule:
 - Marley modern interlocking tile
 - Stone and brick reclaimed to match



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The proposed materials schedule states that the proposed materials would be anthracite Marley interlocking tiles and stone and brick would be reclaimed and re-used from existing materials on site.

Officers consider that as the surrounding area is not uniform in appearance the proposed materials are considered appropriate for discharging condition 14. The condition requires the development to be completed in accordance with the materials schedule and retain thereafter.

Yours faithfully

Mathias Franklin
Head of Planning and Development