

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:	2026/44/91317/W
Site Address:	land at, Olney Street, Slaithwaite, Huddersfield, HD7 5EG
Description:	Discharge of details reserved by condition 9 (Verification Report) on previous permission 2025/91478 for erection of 1 pair of semi-detached dwellings with associated parking and amenity space
Recommending Officer:	Danielle Cooper

DECISION – DISCHARGE OF CONDITION APPROVED

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.

John Holmes

AUTHORISED OFFICER

Date: 02-Jul-2026

Officer Report

2026/91317 - land at, Olney Street, Slaithwaite, Huddersfield, HD7 5EG

Proposal Description

The applicant is seeking to discharge details reserved by condition 9 (Verification Report) on previous permission 2025/91478 for erection of 1 pair of semi-detached dwellings with associated parking and amenity space.

Condition 9 states the following:

'9. 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 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 paragraph nos. 183 and 184 of the National Planning Policy Framework.'*

Assessment

The following has been submitted:

- Phase 4: Validation Report of Remediation, dated 14th May 2026, prepared by RGS

KC Environmental Health were consulted and confirmed that they accept the Validation Report of Remediation, dated 14th May 2026, prepared by RGS. Within the report, it confirms that an RGS engineer attended the site:

- On the 24th April 2026 to witness a site scrape "to ensure a sufficient thickness of topsoil material was excavated and removed from site. This was in order to remove the contamination and expose the underlying natural soil which was deemed to be clean". This is evidenced with photographs and Waste Transfer Notes.
- On the 28th April 2026 "when the client had imported and laid topsoil in the soft landscaped area. Representative samples of topsoil were collected and forward on to the laboratory for chemical testing". This is evidenced by the results of the chemical testing performed by i2 Analytical.

KC Environmental Health are therefore satisfied with the submitted scheme and recommend the discharge of condition 9.

Conclusion

Submitted information has been assessed by Environmental Health and is accepted, it is therefore considered on the basis of the submitted information and taking account of the response of the Environmental Health Team, condition 9 can be formally discharged.

Decision Notice Text

Condition 9

The following has been submitted:

- Phase 4: Validation Report of Remediation, dated 14th May 2026, prepared by RGS

The submitted verification report is considered to meet the requirements of condition 9 which is satisfied and discharged.