

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:	2026/44/91711/W
Site Address:	Longley Park Motors Ltd, The Triangle, Paddock, Huddersfield, HD1 4RU
Description:	Discharge of details reserved by conditions 11 (Remediation Strategy) and 12 (Verification Report) on previous permission 2023/92347 for partial demolition and rebuild on the same footprint as the original structure
Recommending Officer:	Sarah Longbottom

DECISION – DISCHARGE OF CONDITIONS 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: 28-Aug-2026

Discharge of details reserved by conditions 11 (Remediation Strategy) and 12 (Verification Report) on previous permission 2023/92347 for 'Partial demolition and rebuild on the same footprint as the original structure. Works to include the removal of the first floor offices and the canopy over the former petrol station pumps. New materials used in construction are to match the existing. Change of use to include vehicle car rentals and sales.'

Condition 11 of approval ref 2023/92347 is worded as follows:

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 10. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 195 and 196 of the National Planning Policy Framework

Condition 12 is worded as follows:

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.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 195 and 196 of the National Planning Policy Framework.

The applicant has submitted the following documents in relation to the discharge of Conditions 11 and 12:

- Remediation Completion Report, Ref: EN21072CL011, dated June 2026, prepared by Subadra

Assessment

KC Environmental Health have been consulted on the submitted information. The submitted Remediation Completion Report, Ref: EN21072CL011, dated

June 2026, prepared by Subadra introduces the site and the need for the remediation of the site.

Section 2 of the submitted report reiterates the remedial objectives and strategy, detailing the initial mechanical removal using bailers and absorbent booms, however, the report noted that:

“Manual removal was initially successful, fuel re-accumulated over time, potentially as a result of rising groundwater levels ‘flushing’ product out of fissures within the sandstone”

Section 2.3.2 appraises the potential for natural attenuation, suggesting that: *“Anaerobic attenuation of dissolved hydrocarbons beneath and down-gradient of the former forecourt area is occurring”*.

Section 2.4 presents the remediation objectives as:

- ☐ *“Inspection of the abandoned below ground diesel tanks (to verify they were not acting as an on-going source of contamination);*
- ☐ *Install 3 No. treatment wells, immediately surrounding the primary contaminant plume (BH001), followed by injection of remediation reagents into the aquifer;*
- ☐ *Post-treatment monitoring to verify the effectiveness of our treatment”*.

Section 4 details the remediation of the site, removal of hydrocarbon product, inspection of the below ground tanks, chemical remediation

“the application of remediation reagents to the three new remediation wells” and the removal of residual hydrocarbon product from the tanks”.

Section 5 presents the validation monitoring. This included additional hydrocarbon vapour and ground gas monitoring (June/July 2025) and then attending site on four occasions to carry out validation monitoring, between January – June 2026. Table 9 presents the results of this monitoring, noting that:

“No hydrocarbon product was recorded in any of the monitoring wells during these visits

- ☐ *No hydrocarbon sheen or odours were noted during our visits during February 2026 or April.*
- ☐ *A hydrocarbon sheen and odour was noted in BH102 during our monitoring visit in June 2026”*.

The report concludes that:

“Based on our previous monitoring data, anaerobic attenuation of dissolved hydrocarbons beneath and down-gradient of the former forecourt area is occurring. Now hydrocarbon product has been eradicated, we would anticipate attenuation rates to increase leading to a more rapid long-term reduction in residual dissolved hydrocarbons in the groundwater. Residual concentrations of hydrocarbons are therefore likely to continue to decrease, over time.

The additional ground gas / hydrocarbon vapour monitoring of the sales building, which was requested by the Council’s Pollution Control Officer, was consistent with our previous monitoring, and confirms no significant concentrations of gas/vapours are present within the sales building sub-floor

void. We therefore maintain that the installation / retrofitting of gas protection measures within the building is not necessary.

In conclusion, the results of our validation monitoring and subsequent assessment indicates that our primary remedial objective, which was the eradication of hydrocarbon product from BH001 and the associated reduction of dissolved hydrocarbons to the site-specific acceptance criteria (protective of controlled water receptors), have been achieved. On this basis, we do not consider further remedial works and/or validation monitoring is warranted”.

The report is accepted in the basis of the conclusions presented, including the anticipated attenuation to continue the reduction in residual dissolved hydrocarbons in the groundwater. The Environmental Health Team, have confirmed that they have no objection to the discharged of conditions 11 & 12 and that they may be discharged.

It is considered that the submitted detail is sufficient in relation to the information requirements of condition 11 and 12 and taking account of the response of Environmental Health it is concluded conditions 11 and 12 can be discharged.

Conclusion

The submitted Remediation Completion Report, Ref: EN21072CL011, dated June 2026, prepared by Subadra is accepted and satisfies the requirements of conditions 11 & 12. Conditions 11 and 12 are therefore satisfied and discharged