



Planning Services
Kirklees Metropolitan Council
PO Box 1720
Huddersfield
HD1 9EL

UK0041077.8367
PP-15064808
24 JULY 2026

Dear Sir/Madam,

**APPLICATION TO DISCHARGE CONDITIONS 7 and 18 OF PLANNING PERMISSION
2025/62/92598/E**

**CO-OP ACADEMY SMITHIES MOOR, LEEDS OLD ROAD, HECKMONDWIKE, WF16 9BB
PLANNING PORTAL REF: PP-15064808**

On behalf of Bowmer and Kirkland Ltd for Co-Op Academy Smithies Moor and the Department for Education, please find enclosed an application to discharge Conditions 7 (Gas Risk Assessment Report) and 18 (Site stabilisation statement) at the above address.

The application also seeks confirmation that Conditions 8 (Remediation Strategy) and 10 (Verification Report) are not required to be discharged.

In addition to this cover letter, the following documents are submitted in support of the application:

- Application Form
- Ground Gas Risk Assessment - Post Grouting Treatment prepared by Hexa (ref: SRP1128-HEX-XX-XX-T-S-0005 V01)
- Validation Report for the Stabilisation of Shallow Coal Mine Workings prepared by Hexa (ref: SRP1128-HEX-XX-XX-T-S-0004 P02)
- Phasing Plans prepared by Bowmer and Kirkland Ltd (ref: SRP1128-BNK-XX-XX-D-X-3054 - P01) – submitted for information purposes only.

The application fee of £309 has been paid online via the Planning Portal.

BACKGROUND

Full planning permission (ref: 2025/62/92598/E) was granted 23 December 2025 for the following development:

“Redevelopment of school, including demolition of existing buildings and construction of replacement single storey school building with external works including provision of a forest school, hard and soft PE and play spaces, car and cycle parking, bin store, sub-station, pedestrian and vehicle access, and landscaping.”

Please note that the phasing of the construction of the development, is as shown on the approved Phasing Plans prepared by Bowmer and Kirkland Ltd (ref: SRP1128-BNK-XX-XX-D-X-3054 - P01), and summarised below:

- Phase 1 – Construction of new school

First Floor
3 Wellington Place
Leeds
LS1 4AP
Tel: +44 113 395 6200
wsp.com

- Phase 2 – Occupation of new school, demolition of existing buildings, external works
- Phase 3 – Construction of MUGA

PROPOSED DISCHARGE OF CONDITIONS

Condition 7

Condition 7 states:

‘Within eight weeks of completing ground stabilisation works a supplementary post grouting gas risk assessment report shall be submitted to and approved in writing by the Local Planning Authority.’

The enclosed Ground Gas Risk Assessment - Post Grouting Treatment prepared by Hexa (ref: SRP1128-HEX-XX-XX-T-S-0005 V01) concludes that the treatment works have not identified any new or previously unidentified sources of ground gas. Ground conditions encountered during drilling and grouting were consistent with those anticipated, no ground gas was detected during the works, and validation drilling confirmed that grout has been successfully installed within the treated zones.

On this basis, there is sufficient evidence to conclude that the stabilisation works have not altered the ground gas risk, which remains classified as Low Risk. As such, no further ground gas assessment, remediation measures or gas protection measures are considered necessary for the proposed development.

Condition 8

Condition 8 states:

‘Where site remediation is recommended in the report approved pursuant to condition 7 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.’

Given that the submitted Ground Gas Risk Assessment concludes that no further ground gas assessment, remediation measures or gas protection measures are considered necessary for the proposed development, we request agreement that Condition 8 does not need to be discharged.

Condition 10

Condition 10 states:

‘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.’

As no remediation strategy is required pursuant to Condition 8, there are no remediation measures requiring verification under Condition 10. We therefore request confirmation that Condition 10 is not triggered and does not require discharge.

Condition 18

Condition 18 states:

‘Prior to the occupation of the new school building hereby permitted, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any mitigatory measures necessary to address the risks posed by past coal mining activity.’

The enclosed Validation Report for the Stabilisation of Shallow Coal Mine Workings prepared by Hexa (ref: SRP1128-HEX-XX-XX-T-S-0004 P02) concludes that the approved grouting works have successfully stabilised the identified shallow coal mine workings, with ground conditions encountered broadly matching those anticipated, no significant voids identified, and validation drilling confirming that the treatment objectives have been achieved. Continuous ground gas monitoring during the works detected no ground gas, and the report confirms that the risks associated with the known coal mining legacy features have been mitigated such that the Phase 1 area is safe and suitable for the proposed development.

As such, the report provides the information required by Condition 18 insofar as it relates to the occupation of the new building, confirming that the Phase 1 area has been made safe and stable and that no further remediation of the known coal mining features is necessary. As Phase 1 relates to the construction of the new school, we trust this is sufficient to enable the occupation of the building and request written confirmation of this through the discharge of condition decision.

The Phase 2 and Phase 3 works are located outside the area required for occupation of the new school building and will be completed following occupation in accordance with the approved phasing strategy.

CONCLUSION

We trust the enclosed information is sufficient to satisfy the requirements of Conditions 7 and 18 of application ref: 2025/62/92598/E, and to confirm that Conditions 8 and 10 do not need to be discharged.

However, if you require any further information, or would like to discuss this application further, please do not hesitate to contact me.

Yours faithfully



Fraser Dann
Associate - Planning Consultancy