



18 August 2026

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Dear Sirs

2026/90655 - Discharge of details reserved by conditions 6 (Phase I Desk Study Report), 13 (intrusive investigation), 14 (intrusive site investigations) on previous permission 2024/93250 for erection of warehouse extension for storage of product containers/pallets at Agrosmart Ltd, Textile House, Red Doles Lane, Huddersfield, HD2 1YF

We refer to your decision letter of 30 July 2026 in respect of the above application.

In respect of Condition 6, we are hereby submitting a new Discharge of Condition application.

Submitted is a revised Contaminated Land Phase One Desk Study, Ref: 2846-2.
This has been amended following the comments of the Kirklees EHO.

In addition, we give the following mitigation in respect of ground gas potential on the site.

GROUND GAS MITIGATION

- Given the ground has now been fully grouted to remove all voids, beneath the footprint of the proposed building and beyond, the risk from mine gases is negligible.
- The proposed building is an extension of an existing industrial unit and is to be used solely for the storage of plastic containers, unoccupied, with only very intermittent access for a forklift truck driver.
- The two large shutter doors will generally remain in an open position during operating hours, for ease of access. Ensuring a very well ventilated building.
- A full uninterrupted "Visqueen Gas Barrier" membrane will be installed below the concrete floor slab/foundation, providing an impervious barrier to prevent ingress from any contaminants in the ground.

In summary, given the work that has already been carried out (grouting to remove all voids), the use purpose of the building, and the measures that are to be taken in the construction of the building, we contend that the contamination risk from ground gases is minute, if at all any.

We therefore respectfully request that Condition 6 be discharged.

Yours faithfully

Redacted

Tony Stead
Director
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