



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

PP-15259173
UK0043290.2281
30 September 2026

Dear Katie,

**APPLICATION TO DISCHARGE CONDITION 3 (PHASE 2 INTRUSIVE SITE INVESTIGATION REPORT ADDENDUM) AND CONDITION 4 (REMEDIAL STRATEGY) OF PLANNING PERMISSION REF: 2026/62/90937/E
GOMERSAL ST MARY'S PRIMARY SCHOOL, SHIRELY AVENUE, GOMERSAL, BD19 4NA
PLANNING PORTAL REF: PP-15259173**

On behalf of Bowmer and Kirkland for Gomersal St Mary's Primary School and the Department for Education, please find enclosed an application for the discharge of Condition 3 (Phase 2 Intrusive Site Investigation Report Addendum) and Condition 4 (Remediation Strategy) at the above address.

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

- Contamination Assessment – EFAB Building, Prepared by Roberts Environmental

The application fee of £408 has been paid via the planning portal.

BACKGROUND

Full planning permission was granted on 24 July 2026 (ref: 2026/90937) for the following:

"Redevelopment of school, including demolition of existing buildings and construction of replacement single storey building with external works including provision of hard and soft PE and play spaces, sub-station and associated landscaping, as well as installation of temporary building during construction."

PROPOSED DISCHARGE OF CONDITION

Condition 3:

Condition 3 attached to the permission states:

'Following demolition/removal of the existing EFAB modular building a Phase 2 Intrusive Site Investigation Report addendum shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to construct the new school building.'

Following demolition/removal of the existing school buildings identified on approved drawing 'Site Demolition Plan' Drawing No. SRP1134-ONE-ZZ-XX-D-L-0016, Rev P01, as EFAC, EFAD and Main School block to ground floor slab level, a Phase 2 Intrusive Site Investigation Report addendum (relating to the footprint of modular buildings (EFAC and EFAD), the Main School block) and surrounding areas shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to construct the proposed new playing field and car park.

Reason: To ensure unacceptable risks to human health and the environment are identified, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified at an appropriate stage of the development process.'

The submitted Contamination Assessment – EFAB Building prepared by Roberts Environmental has been prepared following the demolition of the EFAB building. It provides the required intrusive ground investigation, including borehole sampling, laboratory testing and contamination risk assessment within the former building footprint. The assessment concludes that no significant contamination was identified, no asbestos was detected and the site is suitable for the proposed school development. As such, the report fulfils the requirements of Condition 3 in respect of the EFAB demolition area.

Condition 4

Condition 4 attached to the permission states:

'Where site remediation is recommended in the Phase II Intrusive Site Investigation Report(s) approved pursuant to condition 3, 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.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.'

The contamination assessment concludes that no significant pollutant linkages exist, the environmental risk associated with ground conditions is low and no remediation measures are required. As no remediation has been recommended by the intrusive investigation, a Remediation Strategy is not required under Condition 4. The findings therefore demonstrate that the site is suitable for its proposed use without the need for further remediation works. We therefore seek your agreement that the requirements of this condition no longer apply.

CONCLUSION

I trust the enclosed information is sufficient to fully satisfy the requirements of conditions 3 and 4 of planning permission ref: 2026/62/90937/E.

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

Yours faithfully



Molly Storer
Assistant Planner