

Our Ref: LS-LSF-231215

Lydia Lloyd-Henry  
Planning Services  
Leeds City Council  
Merrion House  
110 Merrion Centre  
Leeds  
LS2 8BB

15<sup>th</sup> December 2023

Dear Lydia,

**Laneside Farm, Morley (16/02988/OT) – Approval of details reserved by Conditions 9 and 26.**

I write to you in relation to an application we have submitted via Planning Portal (PP-12678466) to re-discharge Condition 9 (Boundary Treatments) in full and discharge Condition 26 (Verification of remediation works) in part from planning permission 16/02988/OT.

The application seeks to partially discharge Condition 26 for Plots 1-10, 155 -177 (Apartment Blocks), 185 -188 and 225-227, and re-discharge Condition 9; which was previously discharged under application 21/09207/COND.

**Condition 9 (Boundary Treatments)**

Condition 9 states that prior to commencement of development, boundary details and means of enclosure are to be submitted and approved.

The approved Boundary Treatments Plan shows a landscape buffer around the perimeter of the site, adjoining existing properties. Following liaison with existing residents and a meeting held on site with yourself and Councillor Finnigan, a 1.8m close boarded fence is now proposed in place of the landscape buffer.

The alterations are reflected on the updated Boundary Treatments Plan (Dwg: LSF-2020-016F).

**Condition 26 (Verification)**

Condition 26 states that the site or phase of the site shall not be brought into use until such time as all verification information is provided to confirm that remediation works were carried out in accordance with the approved Remediation Statement.

The Remediation Statement recommended that Plots 1-10, 155 -177 (Apartment Blocks), 185 -188 and 225-227 should be fitted with a CS2 Gas Membrane as shown on the submitted Gas Membrane Zoning Plan (Dwg: E22/6043/205). To demonstrate that this measure has been implemented, Validation Reports produced by Haigh Huddleston & Associates have been provided.

Although this application only seeks to discharge Condition 26 for the above Plots, the submission also includes a Remediation Statement Supplement and Stockpile Sampling and Soil Testing Report. These additional documents demonstrate that wider on-site remediation measures are also being undertaken in line with the approved Remediation Strategy.

**Application submission**

The application has been submitted via the Planning Portal (ref: PP-12678466) and comprises the following documents:

- Covering letter (this document);
- Boundary Treatments Plan (Dwg: LSF-2020-016F)
- Gas Membrane Zoning Plan (Dwg: E22/6043/205);
- Gas Membrane Validation Plots 1-10 and Block 1;
- Gas Membrane Validation Blocks 2-4;
- Gas Membrane Validation Plots 185-188 & 225-227;
- Stockpile Sampling and Soil Testing; and,
- Remediation Statement Supplement.

The requisite fee of £145 (plus the Planning Portal service charge of £64) has been paid through a BACS transfer on the Planning Portal.

I trust the information submitted enables the application to be validated and progressed, but should you require any additional details please do not hesitate to contact me.

Yours sincerely,

For and on behalf of  
**PERSIMMON HOMES (WEST YORKSHIRE)**



**Lydia Sharp MPlan**  
Planner

