



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

Enquiries to: Ellie Thornhill

Adam Howarth,
H3 Property Consultants Ltd
Whitby Court
Abbey Road
Shepley
Huddersfield
HD8 8EL

Kirklees Direct
Tel: 01484 221000
Email: ellie.thornhill@kirklees.gov.uk

Date: 28-Oct-2025
Our Ref: 2024/92198

Dear Sir,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of details reserved by conditions 7 and 8 (Remediation Strategy) of
previous permission 2007/92595 for outline permission for residential development
Former Royd Edge Dyeworks, Holmfirth Road, Holmfirth, HD9 4BY
Application Number: 2024/92198**

I write with reference to your application to discharge the conditions for the above development as submitted on 06-Aug-2024.

Condition 7: Remediation Strategy

Pursuant to condition 7 you have submitted:

- Updated Remediation Report authored by Ashton Bennett (dated April 2024, reference: REMD 3537Rem)
- Letter authored by Lithos (dated 4th November 2024, reference: 014/5039/DJ/SRJ)

The information submitted in the above documents is considered acceptable and is hereby approved.

Notwithstanding the above, you are reminded that condition 7 has ongoing requirements, which must be adhered to, to ensure ongoing compliance with the condition. These are:

In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing

within 2 working days. Unless otherwise agreed in writing with the Local Planning Authority, 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.

Condition 8: Validation Report

Pursuant to condition 8 you have submitted:

- Updated Remediation Report authored by Ashton Bennett (dated April 2024, reference: REMD 3537Rem)
- Letter authored by Lithos (dated 4th November 2024, reference: 014/5039/DJ/SRJ)

The submitted information is not considered to be sufficient to discharge Condition 8.

K.C. Environmental Health, who reviewed the submitted details, have advised that any future application to discharge condition 8 would need to include all relevant validation documentation, including any interim reports, to be submitted in full. Additionally, the validation and reporting must be conducted in accordance with current best practice guidance to ensure compliance with regulatory requirements.

Yours faithfully

Mathias Franklin
Head of Planning and Development