Kirklees Council
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Date: 15-Oct-2025
Our Ref: 2025/91572

Dear Sir/Madam

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 condition 6 (Verification Report) on previous permission 2023/92033 for erection of 6 bungalows with ancillary staff area (within a Conservation Area)
Former Hoyle Ing Dyeworks, Manchester Road, Linthwaite, Huddersfield, HD7 5QS
Application Number: 2025/91572

I write with reference to your application to discharge the conditions for the above development as submitted on 11-Jun-2025.

Condition 6 must remain until further notice.

Condition 6 – Verification Report

In support of the discharge of condition 6, the applicant has submitted:

- Phase 4: Validation Report (4th June 2025, C4065/25/E/7561)
- Phase 4: Gap Analysis Assessment & Validation (5th June 2025, C4065/25/E/7562)

The above reports have been reviewed by KC Environmental Health and from the first report, it appears that verification pits and samples were taken in the soft landscaping marked as 'meadow grass planting'. Can RGS confirm the placement of clean cover in public open space in the meadow area of the development? The second report is accepted.

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Based on the professional judgement and evidence presented in the second report, this is accepted in support of the application to discharge the condition. However, until additional information is received it is unclear whether all agreed remediation measures have bene applied at the development, and therefore condition 6 must remain until further notice.

If this appropriate and acceptable information can be received within 6 weeks of the date of this letter it may be considered under this application. However, if this information is provided after this date, a new discharge of condition application will be required.

Yours faithfully

Mathias Franklin
Head of Planning and Development