



Kirklees Council
Planning and Development Service
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HD1 9EL

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Date: 12-Feb-2026
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 – Verification Report

In support of the discharge of condition 6, the applicant previously 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 report Ref: C4065/25/E/7562 was accepted, however further clarification was
requested in relation to the placement of clean cover detailed in report Ref:
C4065/25/E/7561.

The applicant has submitted a letter of response authored by RGS, dated 20th November
2025, Ref: C4065/25/E/V.



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The letter suggests that an error in the text has resulted in confusion in relation to whether clean topsoil had been provided and tested.

RGS have confirmed in the letter that clean cover was placed in the public open space meadow area of the development, that validation has been completed and that RGS are satisfied with the thickness and composition of the materials placed. The letter goes on to state that it should be noted that this area slopes significantly and the client has stated that the land is classed as 'unusable' and 'locked off from use'.

Photographic evidence was appended to the report demonstrating the validation check of this area.

This now concludes the remediation validation for the site, satisfying in full, the requirements of condition 6 (Verification Report).

As such Condition 6 can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development