



Kirklees Council
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Date: 02-Jun-2026
Our Ref: 2026/90560

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 8 (Remediation Strategy) on previous
permission 2022/92147 for demolition of existing dwelling and erection of detached
dwelling and detached garage with office above
Holly Hall, Jackson's Lane, Thornhill, Dewsbury, WF12 0LS
Application Number: 2026/90560**

I write with reference to your application to discharge the conditions for the above
development as submitted on 05-Mar-2026.

The following has been provided in support of condition 8

- A Grouting scheme report by GroundSolve Ltd, ref: GSL3071, dated 28/06/2024

The details provided are not considered acceptable for the purpose of condition 8.
Therefore, the discharge of condition 8 is refused.

As per the wording of condition 8, this is a pre-commencement condition and *'further
groundworks shall not commence until a Remediation Strategy has been submitted to and
approved in writing by the Local Planning Authority'*.

Officers have also reviewed the site history and note that application 2022/92147 received
planning permission on 16/11/2022. The letter issued under the associated discharge of
conditions application 2023/90168 stated the following:

'In summary, the submitted information demonstrates that Conditions 3, 6 and 7 have been satisfactorily discharged, with Condition 3 approved through the submission of acceptable materials (including Yorkshire stone, cast stone detailing, cedar cladding, reproduction stone slates and aluminium-framed openings), and Conditions 6 and 7 discharged following the acceptance by Environmental Health of the Phase 1 Environmental Desk Study and the Phase 2 Intrusive Site Investigation and Gas Monitoring reports. Conditions 8 and 11 remain outstanding, as a Remediation Strategy is still required under Condition 8 and cannot be approved until further details are submitted, and Condition 11 cannot be discharged due to the absence of confirmation that the necessary mining-related remedial measures identified in the Phase 2 investigation have been implemented.'

The applicant is therefore reminded that in order for a legally implemented planning permission, all relevant pre-commencement conditions must be satisfied. A new planning application would be required if this has not been satisfied.

Yours faithfully

Mathias Franklin
Head of Planning and Development