

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90758 - Stone Pit Hall, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH

Discharge of details reserved by conditions 9 (Remediation Strategy), 10 (Validation Report) on previous permission 2021/93034 for change of use of land to extend domestic garden, demolition of three detached garages, regrading of land and erection of detached garage/workshop, demolition of attached garage and erection of two storey extension and alterations

Date Responded:
28th April 2026
Responding Officer:
NH
Responding Ref:
WK/202609638

The applicant has applied to discharge Conditions 9 and 10. These conditions on the previous permission (2021/93034) relate to the remediation of the site and the submission of a validation report. The application description incorrectly refers to Condition 9 as a remediation strategy.

No validation report appears to have been submitted as part of this application.

The applicant has provided a Remediation Statement prepared by Ashton Bennett (February 2024, MSS 3522REM). This document has already been reviewed by this service and recommended for approval under application 2023/92802 (Responding Ref: WK/202408072).

To progress with the discharge of Condition 10, the applicant must demonstrate that the approved remediation works have been completed in accordance with the agreed remediation strategy. This must be evidenced through the submission of a validation report.

We recommend that the applicant consult the Land Contamination Risk Management (LCRM) guidance and the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) *Technical Guidance for Developers, Landowners, and Consultants – Verification Requirements for Cover Systems* (V4.1, June 2021). These documents set out the required standards for verification and validation reporting.

We recommend further consultation with the KC Environmental Health once technical information has been received.