



Kirklees Council
Planning and Development Service
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Date: 10-Sep-2026
Our Ref: 2026/90758

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 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
Stone Pit Hall, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH
Application Number: 2026/90758**

I write with reference to your application to discharge the conditions for the above development as submitted on 23-Mar-2026.

The applicant has provided a Remediation Statement prepared by Ashton Bennett (February 2024, MSS 3522REM). This document has already been reviewed under application 2023/92802 and appropriate conditions recommended.

To progress with the discharge of Conditions 9 and 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.

It is recommended 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.



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In the absence of supporting information that adequately demonstrates the site can be made safe for occupation Conditions 9 and 10 must remain. This application is therefore recommended for refusal.

A new application to discharge conditions will be required.

Yours faithfully

Mathias Franklin
Head of Planning and Development