

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

**Reference No:** 2020/44/90467/E

**Site Address:** Red House, Bristfield Road, Bristfield, Dewsbury,  
WF12 0NX

**Description:** Discharge condition 3 (Remediation works) on  
previous permission 2019/90648 for variation  
condition 2 (plans) on previous permission  
2017/90677 for demolition of existing dwelling and  
outbuilding and erection of new detached dwelling  
with attached garage

**Recommending Officer:** Anthony Monaghan

**DECISION – APPROVE DISCHARGE OF CONDITION 3**

**I hereby authorise the approval of this application for the reasons set  
out in the officer's report and recommendation annexed below in  
respect of the above matter.**

Rebecca Drake

***AUTHORISED OFFICER***

**Date: 25-Mar-2020**

## 2019/94151 - Officer Report

This application relates to planning permission 2019/90648 for variation condition 2 (plans) on previous permission 2017/90677 for demolition of existing dwelling and outbuilding and erection of new detached dwelling with attached garage. The application seeks to discharge conditions as follows:

3. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Reason: To address coal mining legacy issues and to ensure the site is fit to receive new development and to accord with Policy PLP 53 (as modified) of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

### **Assessment.**

A Validation report has been submitted, Ref: J4785/19/E/F and dated 19/11/19 by SP Rogers. The report is entitled "Factual report on the remediation of coal workings".

This report has been reviewed by the Coal Authority which considers that on the basis of the information submitted, and the professional opinion of the report authors set out therein, there would be no objection to the discharge of Condition 3.

### **Decision text**

#### Condition 3 (Validation Report).

You have submitted the following:

- A Validation report, Ref: J4785/19/E/F and dated 19/11/19 by SP Rogers.

This report is acceptable for the purposes of condition 3 of application 2019/90648.

**Report Dated:**

25/03/2020
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