

Enquiries to: Ellie Thornhill

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Date: 10-Nov-2025
Our Ref: 2024/92415

Dear Sir,

**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 10 (Validation Report), 18 (parking drainage), and 26 (bat and bird boxes) of previous permission 2021/92945 for demolition of existing buildings and erection of day care facility, centre of excellence and demonstration bungalow, formation of associated parking and landscaping, alterations to pedestrian access and formation of new pedestrian access to Knowl Park from Crowlees Road
Knowl Park House, Crowlees Road, Mirfield, WF14 9PP
Application Number: 2024/92415**

I write with reference to your application to discharge the conditions for the above development as submitted on 27-Aug-2024.

Condition 10: Validation Report

Pursuant to condition 10, you have submitted:

- Topsoil Validation Report (reference HSP2024-C3257-G-VS-2572)

Officers concur with the above assessment made by KC Environmental Health and recommend that details of Condition 15 be approved. The condition has no ongoing requirements and therefore can be discharged in full.

Condition 18: Drainage for car parking

Pursuant to condition 18, you have submitted:

- Drainage Strategy (reference: 20017-HSP-XX-XX-DR-C-2001 rev C30)

The information submitted does not meet the requirements of Condition 18 and therefore Condition 18 must remain at this time. For details why please see the K.C. Highways Development Management comments dated 17/09/2024.

If further details are submitted to address the concerns within four weeks of the date of this decision notice, they shall be submitted and considered as part of this Discharge of Condition submission. Beyond four weeks, a fresh Discharge of Condition application will be required.

Condition 26: Bat and bird boxes

Pursuant to condition 26, you have submitted:

- Detailed soft landscape proposals (1 of 2) (reference: 20-069-C-01 rev F (C07))
- Detailed soft landscape proposals (2 of 2) (reference: 20-069-C-013 rev B (C03))

The plans submitted show four x bat boxes and three x bird boxes to be installed at the site. This information meets the requirements of Condition 26 and are considered acceptable. However, please note, the condition has the ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The approved plan shall be implemented prior to the development being brought into use.

Yours faithfully

Mathias Franklin
Head of Planning and Development