

**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:	2024/44/92702/E
Site Address:	Land south of, Granny Lane, Mirfield, WF14 8LA
Description:	Discharge of details reserved by condition 15 (Validation Report) of previous permission (appeal: APP/Z4718/W/21/3279040, application: 2019/91467) for erection of 67 dwellings with associated access and parking
Recommending Officer:	William Simcock

DECISION – Discharge of Condition – Refuse

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

Nicholas Hirst

AUTHORISED OFFICER

Date: 10-Jul-2025

Officer Report 2024/92702

Land south of, Granny Lane, Mirfield, WF14 8LA

This application seeks discharge of details reserved by condition 15 (Validation Report) of previous permission (appeal: APP/Z4718/W/21/3279040, application: 2019/91467) for erection of 67 dwellings with associated access and parking at land south of Granny Lane, Mirfield, WF14 8LA.

Assessment

Condition 15 (Validation Report)

15. 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 agreed 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.

The following has been submitted:

- A verification report by Lithos, reference 2935/3, dated November 2023.
- A Soil Cover Validation Report, also by Lithos, incorporating a Certificate of Analysis reference 24-1488

KC Environmental Health have viewed the submitted documents and confirm that whilst the information provided is generally satisfactory, additional information is needed to fully meet the condition requirements, including waste transfer notices for material removed from the paddock and confirmation that remaining gardens across the site are underlain by natural soil.

The applicant was notified of these shortcomings on 04/03/25, and a reminder email was sent by the case officer on 18/06/25. However, no additional information has been submitted. It is therefore recommended that this application for approval of details be refused.

Recommendation: Refuse details

Report Dated: 10/07/2025

Proposed Letter Text

Condition 15 (Validation Report)

You have submitted the following details pursuant to condition 15:

- A verification report by Lithos, reference 2935/3, dated November 2023.
- A Soil Cover Validation Report, also by Lithos, incorporating a Certificate of Analysis reference 24-1488

K.C. Environmental Health has assessed the submitted documents and provided comments within their consultation response dated 22/11/2024. In summary, they have expressed concerns with the details, and recommend they not be approved. Please see their consultation response for further information.

Officers shared K.C. Environmental Health's concerns with the applicant; however, no further details have been received.

Consequently, approval of details cannot be granted, and this condition cannot be discharged.