

**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:	2025/44/90571/W
Site Address:	adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH
Description:	Discharge of details reserved by condition 13 (Validation Report) of previous permission 2021/93228 for outline application for erection of residential development
Recommending Officer:	Kerri Simpson

DECISION – APPROVE DISCHARGE OF CONDITION 13

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 13-Jan-2026

Officer Report

2025/90571 - adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH

Proposal Description

Discharge of details reserved by condition 13 (Validation Report) of previous permission 2021/93228 for outline application for erection of residential development

Condition 13 – Validation Report

“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. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site 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. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority. **Reason:** So as to protect future occupants of the development from any potential land contamination and to accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework”.

Assessment

The documents has been submitted with application:

- Gas Membrane Installation Validation Report by MEC Environmental Ltd, dated 24/09/2024
- Site attendance log by Sika, ref: AT-00011681
- Letter by RGS, ref: C3644/25/E/8661, dated 21st November 2025, letter regarding suitability of imported materials
- An updated Gas Membrane Installation Validation Report by MEC Environmental Ltd dated 24/09/2024, including an updated Site attendance log by Sika

Condition 13 – Discharged

The submitted details have been reviewed by the Councils Environmental Health Team and are considered to meet the requirements of Condition 13 (Validation Report). The authors of the aforementioned documents have confirmed they have conducted appropriate validation checks, concluding that the remediation required within the Gas Protection Design Document & Validation Plan authored by MEC Environmental Ltd, dated 7th February 2024 and the remediation details presented in the Phase 2 Geo-Environmental

Report authored by RGS dated 23rd October 2023 (ref: C3644/23/E/5333), have been installed according to good practice guidance.

On the basis of the professional judgement of the report authors and the evidence and interpretations from the submitted documents, the Environmental Health Team raise not objection to the discharge of Condition 13. As such it is recommended that Condition 13 is discharged accordingly.

Conclusion

The submitted details are considered acceptable and satisfy the requirements of Condition 13, therefore it is recommended that Condition 13 is discharged.