

**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:	2025/44/92399/E
Site Address:	Mirfield Air Cadet Centre, Huddersfield Road, Mirfield, WF14 9DQ
Description:	Discharge of details reserved by condition 5 (Remediation Strategy) on previous permission 2023/93737 for erection of single storey modular building and band store with associated external alterations following demolition of two existing single storey modular buildings
Recommending Officer:	Nicole Helliwell

DECISION – Discharge of Condition 5 - Refused

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 11-Sep-2025

Officer Report

Reference No. 2025/44/92399E

Site Address: Mirfield Air Cadet Centre, Huddersfield Road, Mirfield, WF14 9DQ

Proposal: Discharge of details reserved by condition 5 (Remediation Strategy) on previous permission 2023/93737 for erection of single storey modular building and band store with associated external alterations following demolition of two existing single storey modular buildings

Assessment

Condition 5 – Remediation Strategy

5. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition, further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: *This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 189 and 190 of the National Planning Policy Framework.*

Assessment of Condition 5

Four documents have been received in support of the application to discharge condition 5. KC Environmental Health have been consulted and note that none of these documents are a remediation strategy. This information therefore fails to satisfy the condition and therefore, Condition 5 must remain until further notice.

Recommendation

Decision Notice Text

Condition 5 – Remediation Strategy

No Remediation Strategy has been submitted in support of the application to discharge condition 5. As such, condition 5 must remain until further notice.

