

**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:	2025/44/92744/E
Site Address:	Land south of, Granny Lane, Mirfield, WF14 8LA
Description:	Discharge of details reserved by condition 15 (validation) on previous permission 2019/91467 (APP/Z4718/W/21/3279040) for erection of 67 dwellings with associated access and parking
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 28-Oct-2025

Officer Report

Application: 2025/92744

Application Site: Land south of, Granny Lane, Mirfield, WF14 8LA.

Proposal: Discharge of details reserved by condition 15 (validation) on previous permission 2019/91467 (APP/Z4718/W/21/3279040) for erection of 67 dwellings with associated access and parking.

Relevant History

2024/92702: 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 – Refused

Note: The above DOC application was refused, per the reasons set out in the K.C. Environmental Health consultation response dated 22/11/2024 and the decision letter dated 10/07/2025.

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.

In support of Condition 15 the following documents have been submitted:

- Verification Report, ref: 2935/3, authored by Lithos, dated November 2023, received 23/09/2024.
- Soil Cover Validation Certificate (Plot 31) – incorporating a Certificate of Analysis reference 24-1488, authored by Lithos, received 23/09/2024.
- Addendum to Remediation Statement (Ref. 2935/2D, dated November 2022) 2935/065/SRJ, authored by Lithos Consulting, dated 27/06/2025, received 01/10/2025.

This condition has been reviewed by KC Environmental Health (ENVH) who have provided the following response in their consultation dated 23/10/2025:

In our response dated the 22nd of November 2024, we largely accepted the report but required clarification regarding materials possibly removed from site and soils to garden areas. The applicant has provided a letter dated the 27th of June 2025 by Lithos Consulting ref: 2935/065/SRJ. The consultant's letter has provided written confirmation that the remediation has been undertaken and refers to the Verification Report (Ref. 2935/3 dated November 2023 and copies of the Waste Transfer Notes, within Appendix A of the letter.

Recommendations

Condition 15 – Validation Report

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Verification Report authored by Lithos, dated November 2023 (Ref: 2935/3), the Soil Cover Validation Certificate for Plot 31 and the letter dated the 27th of June 2025 by Lithos Consulting ref: 2935/065/SRJ (including appendix A). Environmental Health have no objection to the discharge of condition.

Officers concur with the above assessment made by KC Environmental Health and recommend that details of Condition 15 be approved. As the condition has no ongoing requirement, it may be discharged in full.

Recommendation: Approve details.

Report Dated: 28/10/2025.

Recommended Decision Notice Text

Condition 15 (Validation Report)

Pursuant to Condition 15, you have submitted:

- Verification Report, ref: 2935/3, authored by Lithos, dated November 2023, received 23/09/2024.
- Soil Cover Validation Certificate (Plot 31) – incorporating a Certificate of Analysis reference 24-1488, authored by Lithos, received 23/09/2024.
- Addendum to Remediation Statement (Ref. 2935/2D, dated November 2022) 2935/065/SRJ, authored by Lithos Consulting, dated 27/06/2025, received 01/10/2025.

The information submitted pursuant to Condition 15 is acceptable, therefore Condition 15 is discharged.