

**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:	2026/44/90122/E
Site Address:	672, Bradford Road, Birkenshaw, BD11 2EE
Description:	Discharge of details reserved by conditions 10 (Verification Report), 12 (vehicle charging points) on previous permission 2023/93178 for demolition of existing dwelling and erection of 2 detached dwellings with integral garages
Recommending Officer:	Nicole Helliwell

DECISION – APPROVE DISCHARGE OF CONDITIONS

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: 23-Feb-2026

Officer Report

Reference No. 2026/44/90122/E

Site Address: 672, Bradford Road, Birkenshaw, BD11 2EE

Proposal: Discharge of details reserved by conditions 10 (Verification Report), 12 (Vehicle Charging Points) on previous permission 2023/93178 for demolition of existing dwelling and erection of 2 detached dwellings with integral garages

Assessment

Condition 10 – Verification Report

10. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person 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 Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

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 10

A Phase 4 Validation Report (dated 24th December 2025, reference no. C4182/25/E/8639) has been received in support of the Condition 8. The report author has confirmed they have gathered evidence and undertaken site inspection visits to confirm the approved clean cover system has been installed to meet the requirements of the previous Remediation Strategy for the site. The conclusion of the report states *“it is considered that all areas of the site have been suitably capped in order to protect end users from contamination at the site.”* The report confirms the agreed specialised treatment was implemented around the root protection zone. On this basis, KC Environmental Health have confirmed that they accept the document in support of the application.

Condition 12 – Electric Vehicle Charging Points

12. Before first occupation, a scheme outlining the specific facilities for charging electric vehicles and other ultra-low emission vehicles at the premises must be submitted to and approved in writing by the Local Planning Authority. This scheme must meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document. The approved facilities for charging electric vehicles must be installed before occupation and retained for use thereafter.

Reason: *This pre-commencement condition is in the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement,*

to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

Assessment of Condition 12

The applicant has submitted a document titled 'Boundary Plan + Car Chargers' (dated 22nd May 2024, reference no. (0102)-P600 Rev. B) in support of condition 8. The drawing shows the proposed installation of an EV charger at both dwellings. The information is acknowledged and accepted, however, approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

This condition will be discharged by the installation of the approved facilities prior to occupation of the dwellings, and their retention thereafter.

Decision Notice Text

Condition 10 – Verification Report

The following information has been submitted:

- Phase 4 Validation Report (dated 24th December 2025, reference no. C4182/25/E/8639)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the report, KC Environmental Health have no objection to the discharge of condition 10.

Condition 12 – Electric Vehicle Charging Points

The following information has been submitted:

- Boundary Plan + Car Chargers (dated 22nd May 2024, reference no. (0102)-P600 Rev. B)

In conclusion, the submitted details are considered acceptable for the purposes of Condition 12 and therefore the condition can be discharged. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

This condition will be discharged by the installation of the approved facilities prior to occupation of the dwellings, and their retention thereafter.

