

**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:	2026/44/91137/E
Site Address:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Description:	Discharge of details reserved by condition 32 (WSI) on previous permission 2021/91914 for demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure
Recommending Officer:	Ellie Thornhill

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: 11-May-2026

Officer Report

Application: 2026/91137

Site: rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN

Proposal: Discharge of details reserved by condition 32 (WSI) on previous permission 2021/91914 for demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure

Condition 32: Written scheme of archaeological investigation (WSI)

32. The development shall not commence until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. The WSI shall include:

- The statement of significance and research objectives;*
- The programme and methodology of site investigation and recording;*
- The nomination of a competent person(s) or organisation to undertake the agreed works; and*
- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material.*

The development shall be conducted in accordance with the approved WSI.

Reason: *In the interests of recording the historic environment of the local area in accordance with Policy LP35 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that the archaeological remains are recorded before they are disturbed, and potentially removed, by the development.*

In support of condition 32 the following document has been submitted:

- Written Scheme of Investigation-Archaeological Evaluation by Trial Trenching (MAP Archaeological Practice Ltd)

Consultation Response

West Yorkshire Archaeology Service – Response received 01/05/2026

I have reviewed the submitted Written Scheme of Investigation (WSI) for trail trenching at land to the rear of 28 Northorpe Lane, Mirfield.

I can confirm that the WSI meets the requirements of the condition and is approved by the West Yorkshire Archaeology Advisory Service (WYAAS). As the scheme of investigation has been agreed, WYAAS has no objection to the commencement of the development works (including preliminary works) in the areas covered by the WSI.

We are happy for this part of Condition 32 (the requirement to submit and have approved a scheme of works) to be discharged/agreed to allow works to proceed.

Note on Full Discharge: Please note that Condition 32 cannot be fully discharged until the archaeological fieldwork has been completed and the final report (including post excavation assessment and publication proposals) has been submitted to and approved by the Local Planning Authority

Assessment

Officers concur with the above assessment and consider the details submitted pursuant to condition 32 to be acceptable. It is therefore recommended that the details are approved.

Notwithstanding the above, condition 32 has an ongoing requirement, requiring that the works be implemented in accordance with the approved details. A note of this ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details

Report Dated: 11/05/2026

Recommended Decision Notice Text

Condition 32: Written scheme of archaeological investigation (WSI)

Pursuant to condition 32, you have submitted:

- Written Scheme of Investigation-Archaeological Evaluation by Trial Trenching (MAP Archaeological Practice Ltd)

The submitted details are considered acceptable for the initial requirements of condition 32 and are hereby approved.

Notwithstanding the above, please be aware that condition 32 has the ongoing requirement which must be adhered to, to ensure ongoing compliance:

The development shall be conducted in accordance with the approved WSI.