- 6 JUN 2019

3rd June 2019

Glenn Wakefield
Kirklees Planning, Investment and Regeneration Service
Huddersfield, HD1 2JR

RE Planning Application number 2019/61/91327/W

Dear Mr Wakefield

The main windows of our house look out on to our garden. Directly below the garden flows a narrow stretch of the River Holme. On the opposite bank is a flood plain, this is used to store building equipment. Beyond is a raised bank - the site of the proposed development.

A major feature of the property is it's tranquil setting. At the busiest time of day, we hear the river, birdsong and the distant murmur of traffic on the Huddersfield Road.

When the trees on the opposite bank are in leaf the site is somewhat screened - although for six months or so of the year the area to Huddersfield Road is clearly visible.

We appreciate that the site needs to be developed and from what we can see from the plans, this seems to be a reasonable scheme.

However, we would like to raise the following concerns and recommendations to try to ensure that we can continue to enjoy our peace and quiet as much as possible after the development is complete and into the future - regardless of whom it becomes owned or tenanted by.

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Hours of Site Activity

We are requesting that the hours that vehicles are allowed to move on site are restricted to:

Weekdays	7.30 - 6pm
Saturday	7.30 - 1pm
Sunday and Bank Holiday	None

Noise Pollution

Noise from the development - the revving and beeping of vehicles, the use of power tools, alarms going off etc will all impact on our quality of life.

Therefore, we would like the eastern perimeter of the site to be contained with acoustic barrier fencing of a sufficient height (minimum 6 meters) to baffle noise from the site and to screen it from our view and vice versa. This should be of treated wood or painted a drab green.

Light Pollution

We currently enjoy darkness during the night with a clear view of the night sky. The nearest light sources are three street lamps on the far side of the Huddersfield Road.

We are asking that the site is not lit at night - or at least time limited lamps are triggered by movement.

Our understanding from the plans is that the proposed lamps will be 9 meters tall. We would like to ensure the lamps are lower than the top of the perimeter fence, should point downwards and are 'dark sky friendly'

Privacy

At present our house is not overlooked. The windows to our property will be exposed from the site - an additional reason for the high fence.

Flood Plain

As mentioned, the flood plain opposite our property is currently used to store plant and rubble. We would like an assurance that this area is not further used as a dumping ground for building waste from the development.

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Safeguarding Against a Breach of Regulations

We are conscious that once the site is operating we will be relying on the good faith of the users not to breach the conditions set under B1 Light Industrial.

However, for example - a firm whose noise is generally confined indoors may at times find it more convenient to use power tools and hammers outside. This would impact on the quiet enjoyment of our property, even with our windows closed.

Any action by us to remedy a breach would be a long drawn out process with the disturbance possibly continuing until the matter is resolved.

Therefore, we hope that by putting in place the above recommendations - especially the tall acoustic barrier fencing, we stand the best chance of ensuring that the new development does not overly impact on our quality of life.

Thank you.

Yours sincerely

Planning Application number 2019/61/91327/W
Summary of Recommendations

1) The eastern perimeter of the site (facing the Miry Lane terrace) to be contained with acoustic barrier fencing of a sufficient height (minimum 6 meters) to contain noise within the site and also to screen the site from our view and vice versa. This should be treated wood or painted a drab green.

2) The hours the site operates should be restricted to:

Weekdays	7.30 - 6pm
Saturday	7.30 - 1pm
Sunday and Bank Holiday	None

3) The site should not be continually lit during the night. All lamps should be lower than the perimeter fence and be 'dark sky friendly'

4) The flood plain area should not used to dispose of waste from the site.