To:	DCAdmin
Subject:	Comments in response to - Planning Application 2019/91327 - Thongsbridge Mills - FAO Mr Glenn Wakefield
Date:	12 June 2019 14:42:54

Dear Sirs

Re: Planning Application 2019/91327 - Thongsbridge Mills

We write further to the above Planning Application. We wish to make comments and objections. 13 terrace houses located across the river from the site.

In principle we agree with the proposed plans, on the basis that we understand the need for such sites to be developed and the potential that the development will create employment opportunities in the local area. In addition, we understand that the proposed plans are in accordance with the B1 light industry definition which will therefore, in theory, be suitable for a residential area.

However, we are concerned that the current plan will have a significant impact on our residential amenity and enjoyment of property. We are further concerned as to the impact this development will have a negative impact on the local wildlife, which is abundant in and around the river.

Our first concern regards noise and vibrations, be that from vehicles reversing, revving and beeping, power tools or other such noises and vibrations that are likely to be omitted from such units and will all be clearly heard . Our second concern regards pollution, be it smoke, fumes, dust or other related pollution, . In addition, we have concerns regarding light pollution, no discussion seems to have taken place regarding light pollution . Lastly, we have a concern regarding the loss of privacy .

We have a number of suggestions that we feel should be included as conditions of the approval of the application to avoid the above discussed impact on local residents:

1. **A barrier between us and the proposed site.**

- Either in the form of a fence, of suitable height and appearance, or trees, preferably ever green.
- We note that a barrier of trees has been proposed to screen the site from residents on Huddersfield road, but no such barrier has been proposed for the row of terrace houses, .

2. **Detail of the plans proposed for the parcel of land between the river and the proposed site.**

- This parcel of land has for an extended period of time been used for industrial waste, plant and materials

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- We are concerned that the volume of industrial waste will increase during the development of the site and then once the site has been opened.

3. Conditions and reassurance that the proposed site will operate in accordance with the B1 light industry definition.

- In relation to the lights used, it would be sensible for there to be no lighting outside of operating hours or motion sensor lights. In addition, any lighting should be of a suitable brightness and be pointed away
  houses.
- We suggest that hours of operation are limited to normal working hours such as Monday to Friday, 8am-6pm, Saturday 9am-1pm and no working on Sunday or bank Holidays.

We believe that if the above conditions are included it would reduce the impact of the development on our residential amenity and our enjoyment of our property and would avoid us having to take action in the future if the site breaches the rules regarding the B1 light industry definition.

Kind regards