

From:
To: [DCAdmin](#)
Subject: Comments re Application Number 2020/93365 - Land Opp 8 Mountain Way
Date: 01 December 2020 18:29:10

Dear Sir/Madam

As residents of [redacted] Kirkheaton, I am writing to you regarding application number 2020/93365 (land opposite 8 Mountain Way, Kirkheaton HD5 0EW) and the outline application for the erection of a residential development.

Although in principle we don't have an issue with someone building on this plot as it currently stands as an unattractive, overgrown wasteland, we do however have a few concerns we would like to raise regarding this application:

- Firstly, we are surprised that as residents in nearby properties we [redacted] weren't personally notified of this application and only found out about it from neighbours [redacted] and a subsequent application notice placed near the proposed site.
- We understand from other planning applications which were approved in 1992 that the road leading to our property isn't a public road and is in fact a private driveway providing access to [redacted] Orchard Road, [redacted] Mountain Way and two subsequent plots [redacted]. This suggests there isn't currently any access to the proposed site.
- The proposed application appears to be for two properties, but there is no detail regarding the number of bedrooms or garages. The plot appears very small for two properties and we have concern over both access and safety along the existing driveway should there be insufficient off-road parking for each property.
- The area around Mountain Way already experiences drainage and significant flooding issues in the wet months and therefore we would need assurances that sufficient drainage measures are in place to prevent additional risks.

If you could confirm receipt of this email and provide feedback regarding the comments raised we would be grateful.