

About the application

Application number: 2021/90702	
What is the application for?:	Variation conditions 2 and 3 on previous permission 2018/94167 for erection of d
Address of the site or building:	adj, 27, Riley Park, Kirkburton, Huddersfield, HD8 0SA
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to object to this development due to concerns about the stability of the development site and increased flood risk to the area :

1. Instability of Site:

I have serious concerns regarding the stability of the banking on which this proposed development sits. It is clearly unstable and there is the potential of collapse and landslip. The building is proposed to be built very close to the 'cliff edge' of the banking. The proposed development being significantly larger raises increased concerns about safety and stability of the land to be built on. The site is on an area of previous coal mining and we have witnessed boulder movement during recent intrusive groundworks on the site. This movement has continued to happen since this work was undertaken. I am not sure this site is safe to develop and as we live 30 feet below the top of the banking it is concerning that slippage / land slide would impact on our safety. The site borders a river and at this point is in flood zone three therefore any slippage will be a potential risk to the flow of the river. The trees on the banking are likely to be providing necessary structure for the soil and stone slabs and it is not clear which of these are to be felled.

The previous decision report notes that it has been recommended that a condition be included in the planning permission that the site undergo intrusive groundworks in consultation with the coal authority. This condition was not included in the planning decision therefore instability and safety remain a concern for neighbouring properties. The previous decision notice stated that the responsibility for stability lies with the developer but surely the planning department at Kirklees Council have some responsibility for the safety of local residents in relation to new planning applications.

2. Flood Risk:

Our property is in flood zone three and borders the river which sits between the property and the development site banking. The flood map in the supporting document of the previous application (2018/94167) to which this variation applies clearly shows that flood zone three extends to the bottom of the banking which is within the boundary of this development and not outside the boundary as shown on the flood map. The decision report did not acknowledge this but stated that the development is in flood zone one. The building will be built on top of the banking which is in flood zone one but is within metres of flood zone three on the banking within the same plot. A building of this size will increase the flood risk to the immediate area of flood zone three potentially causing serious flooding from the river to our property and on to its own land. Any flooding to the river bordering the development site is likely to contribute to the potential instability of the banking on which the proposed house will be built. I am also concerned that any slippage of boulders/ land due to building works may block the river and cause major flooding to our property and surrounding areas. This would also further impact on the stability of the banking and development site. Further felling of trees will also increase the flood risk. Again, a site visit from planning officers is essential to appreciate the site and the risk to flooding it presents.