

About the application

Application number: 2022/90711	
What is the application for?:	Engineering operations to regrade garden with raised patio, hot tub, decking, re
Address of the site or building:	41, Lamb Hall Road, Longwood, Huddersfield, HD3 3TJ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>With respect to the stated engineering nature of the works I wish to comment as follows;</p> <ol style="list-style-type: none">1. I personally observed no excavation or filling operations which could be regarded as providing an engineered reprofiling of the existing slope. What I did observe was simple 'muck shifting'. I make these comment as an interested neighbour having been advised by a Chartered Civil Engineer (now retired).2. The cut/fill profile as indicated on the Proposed Site Section provided is unbalanced and clearly cut/fill volumes are not compatible. I was not aware of any bulk removal of surplus excavated material from the site. The Section is not representative of the reprofiled slope. Fill volumes are much greater than those shown.3. I observed no evidence of drainage provision for either surface water or sub soil water. There is known to be considerable seepage of the slopes along Lamb Hall Road. There was no indication of preparation of the foundation under the filled areas. Excavated earth was simply dumped on the existing steeply sloping grassed surface (as shown on the Proposed Site Section but in much greater volumes). There was no observable effective compaction of the fill other than random tracking of the excavator.4. When inspected at the time of the partially completed works the fill extended to the site boundary and not as shown on the Section.5. It is my view that the completed cut/fill works are likely to be inherently unstable.6. It is my view that the terraced areas are likely to be subject to future development to provide garden amenities which will have considerable impact on the visual aspect of the green belt. It is apparent that the Agent makes reference to 'garden' in his application!7. The weight of additional future development such as paved surfaces may initiate movement of the filled areas.8. I am aware that there is a legal covenant which restricts development of that portion of the site now under consideration.	