From: Ellie Worth
To: DCAdmin
Subject: FW: Planning Appication 2023/91212 Land off Bankfield Drive
Date: 01 June 2023 13:45:42

Hello,

Please could the below rep and the attached doc be recorded and acknowledged.

Thank you

Ellie

From:
Sent: Tuesday, May 30, 2023 5:58 PM
To: Ellie Worth <Ellie.Worth@kirklees.gov.uk>
Subject: Planning Appication 2023/91212 Land off Bankfield Drive

Dear Ms Worth

Comments on planning application No. 2023/91212 – Land off Bankfield Drive

We are residents of The Smithy, Smithy Lane. Our property is located directly north of Dobb Top Road and the proposed development, directly opposite the proposed site and at a lower elevation than the site

We have lived in this house since 1987 and in that time, during even moderate rainfall, significant volumes of surface water run down Dobb Top Road from the field above. As there are no surface water drains, the surface water in addition to running into Smithy Lane, leaches into the supporting 30ft retaining wall for Dobb Top Road potentially weakening the structure, and posing a threat of the wall collapsing creating a danger to life and property, and which ultimately may require structural repairs by the council. Repairs to this retaining wall further to the west on Dobb Top Road have been undertaken by the council on two occasions in the last 20 years (Behind 23, 25 & 27 Bank lane)

Some of this runoff water leaches out of this wall into the rear of our property. Over a number of years, we have had to take remedial action to counter this ingress including tanking some internal walls and flooring as well as having to install internal drainage in our garage and repairs to the shale foundation of our gable end wall.

You will therefore appreciate our concern that the new housing development does not exacerbate this problem. Should this application be approved this issue must be taken fully into account and that adequate provision must be made for appropriate disposal of surface water from this development, with the necessary attenuation and drainage into mains drains. It should also be noted that the main drainage in Smithy Lane has been relined by Yorkshire Water and as a consequence may not have the capacity to cope with additional flow from the new development.

We are so concerned regarding this issue that we have appointed Francis Bennett of Aston Bennett Ltd, engineering geologists and environmental scientists to review the application on our behalf. See letter attached.

I am writing separately to Mr Khatibi at Kirklees Bridges and Structures with these comments.

Yours Sincerely

The Smithy
Smithy Lane
Holmbridge
HD9 2NF

Ashton Bennett

Case Officer,
Kirklees Planning and Development,
Kirklees Council,
Civic Centre 3,
Market Street,
Huddersfield,
HD1 2EY

May 27th 2023

For the attention of Ms Ellie Worth

Dear Sirs,
Re Planning Application No 2023 / 91212 Land off Bankfield Drive, Holmbridge

We write on behalf of our clients regarding the above planning application. Our clients are concerned regarding several aspects of the development proposals and have requested Ashton Bennett to assess the documents available on the planning portal and comment on their behalf.

live at The Smithy on Smithy Lane which is directly north of the site and Dobb Top Road and lies at an elevation of 12m lower than the north end of the site. The site is retained by a dry stone wall of 2m height. Dobb Top Road is retained by a dry stone of 10m height which forms the boundary to garden. The site slopes from south to north with a variation in level of circa 10m. There is concern that water ingress may occur to the Smithy garden and detrimentally affect the retaining wall, house walls / foundations. The house is believed to date from the mid 18th Century and therefore has no recognisable foundations, being constructed directly on the bedrock.

The Phase II Ground Investigation states that the northern half of the site is suitable for soakaways for surface water drainage. As such water will drain northwards through the sub horizontally bedded and permeable Kinderscout Grit Sandstone very quickly, and there is a serious threat from build up of water pressure and / or water egress on the dry stone retaining wall supporting Dobb Bank Road, being undermined and detrimentally affecting the properties of The Smithy and 1 to 3 Smithy Lane.

It is imperative that soakaways are not allowed on the site and that all surface water is sent to attenuation tanks and drained through the main drains.

The Ground Investigation also identified a spring in the centre of the proposed development. Whereas the spring water now disperses water through the topsoil and strata over the open ground of the field, once the site is hard covered with roads / pavements it could cause a significant concern to the site and to neighbouring properties.

tel: 0330 088 2003 or 01484 689531
Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW
Director: F A Bennett BSc, CGeol, FGS, FIMMM, C.WEM, MCIWEM, CEnv, AIEMA, MIEnvSci
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It is considered a requirement for the spring water to be adequately drained into the main drains to prevent water running downslope and causing water problems to the dry stone retaining wall, garden and house of The Smithy.

We recommend that surface water to mains drainage and spring water to mains drainage should be conditions of planning in order to prevent detrimental damage to dry stone retaining walls, potential collapse of retaining walls and damage from water to properties lying at a lower elevation than the site, namely The Smithy and 1 to 3 Smithy Lane.

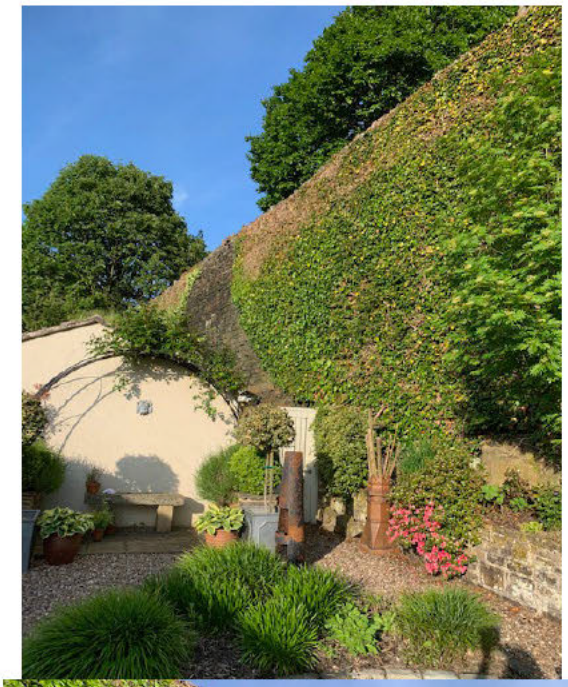
At the present time there is one road closed in Hinchliffe Mill for over 2 years due to collapse of a dry stone retaining wall, and another road in Holmfirth was also closed for nearly two years due a dry stone wall collapse. It is not possible to structurally assess the competence of dry stone walls to resist pressure and therefore they should be considered as generally unsound to cope with any extra pressure from soil or water.

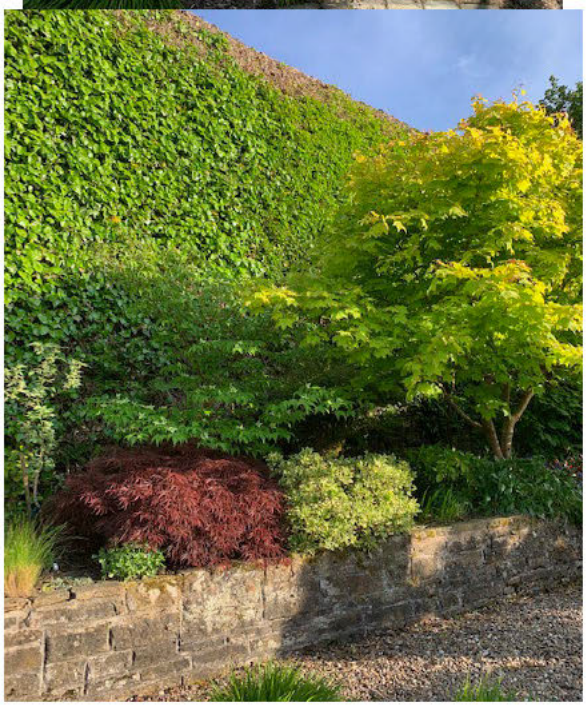
It is noted that the Phase II ground investigation was not acceptable to Kirklees Environmental Health and we look forward to viewing a report that defines the nature of the site in better detail. In addition the Phase I Desk Study recommends a slope stability study should be undertaken and we look forward to viewing such a report on the planning portal in the near future.

Please do not hesitate to call if you have any queries.

Your faithfully,

Frances A Bennett
BSc, CGeol, FGS, FIMMM, C.WEM, MCIWEM, CEnv, AIEMA, MIEnvSci





Photographs of the retaining wall to Dobb Top Road forming the boundary to garden