

DCAdmin

From:
Sent: 29 May 2024 15:21
To: contact_us@yorkshirewater.co.uk; planningconsultation@yorkshirewater.co.uk;
DCAdmin
Cc:
Subject: YW ref LNSS-V507807 - planning objection reference 2023-93082
Attachments: 1998 map showing highways across development land off Northgate
Cleckheaton.pdf; 2023-93082_+General_1012324 - sewers.PDF

29 May 2024

To:

Developer Services, Yorkshire Water

Planning Services, Kirklees Council

Planning objection reference: 2023/93082

Yorkshire Water references: LNSS-V507807 & Z005388 & Z006072

Discharge conditions relating to planning permission 2022/91730 - land adj 60 Northgate, Cleckheaton, BD19 3NB - demolition of former dairy/snooker centre/storage and erection of 9 light industrial units

I write further to an objection made to Kirklees Planning Services, complaints made by email to Developer Services at Yorkshire Water, and an acknowledgment received yesterday from Yorkshire Water advising that my complaints are being investigated.

Within my recent correspondence I referred to the fact that the development land adjacent to my property at 60 Northgate Cleckheaton in the past comprised an area of residential streets (highways) and that the car park of my property used to be part of a street named Garden Street.

I now attach evidence of this in the form of a map dating from 1998 produced by the Government Office for Yorkshire & the Humber in the context of a Public Inquiry relating to an application made by Magellan Properties Ltd for the Stopping Up of the highways concerned to allow for the development of a foodstore on the land adjacent to my property. Due to the fact that Magellan's proposed development was abandoned, the highways concerned never were stopped up.

The map attached correlates with drawing number EWE/2514/03 attached (planning document General 1012324), submitted in connection with present planning application 2023/93082 which is concerned with the proposed development of light industrial units on the same site. This map both confirms and explains the existence of a public sewer running from the car park of my property

across the development land, for which reason it's reasonable to assume that my property is served by the public sewer for which section 116 approval to abandon was inappropriately given.

Taking account of all of the following evidence - the location of the visible excavated waste pipe at my property, the information provided by the map attached, the location of the sewer as shown on drawing EWE/2514/03, and the gradient involved at the site - it's not reasonable to assume that my property at 60 Northgate would drain upwards in the direction of Northgate and no evidence in support of that has been put forward, for which reason I maintain that closure should not have been approved.

Though no attempt was made to consult with me on this matter, the above relevant facts were communicated to the developer, to Kirklees Planning Services, and to Developer Services at Yorkshire Water, before section 116 approval was given.

Kind regards