

Sent: 31 January 2024 15:33

Subject: Application 2023/93539 Ledgard Bridge Mills, Back Station Road, Mirfield

OFFICIAL

Dear Sir,

Further to your request for observations on the above planning application, we have the following comments to make.

Firstly, with reference to the comments made on page 28 of the planning statement, we can confirm that we have indeed taken possession of the area of land west of the main mill building for the purposes of the Trans-Pennine upgrade in accord with the Transport & Works Order granted in 2022. As stated this is for a period of two years. This will have a knock-on effect on the delivery of the open space and overspill parking shown on the plans and we are happy to participate in discussions as to the timing of implementation of these items since they are dependent on our vacating the land in question.

In relation to the development itself, we have no concerns save for the requirement for a robust Construction Traffic Management Plan. This is important given the proximity of a number of low headroom bridges beneath the railway and we need to be mindful of the restrictions on high-sided construction vehicles this may require. It is also important given the amount of construction activity that will be associated with the railway itself during the same period, and a degree of co-ordination between the two projects would seem sensible. It is presumed a CTMP will be a condition of any approval.

We have also taken note of the Noise Assessment which concludes that there are no major issues as regards railway noise that can be controlled through the provision of suitable double glazing for the residential properties. However we would also remind you that Network Rail has a statutory defence against nuisance, including noise, and all new occupants of the dwellings should be reminded as such.

Yours Faithfully
Tony Rivero



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