

About the application

Application number: 2023/93539	
What is the application for?:	Outline application, including the considerations of access appearance, layout,
Address of the site or building:	Land adj, Ledgard Bridge Mill, Back Station Road, Mirfield, WF14 8NZ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>The proposed flood evacuation walkway is completely and utterly unsuitable, dangerous and represents significant risks to safety and security. Residents will still need to get through flood water to reach the walkway as the flood water breaches the river and then flows across the carpark at considerable speed towards the existing narrow exit onto Back Station Road. I have personally experienced the force of the current and know that this will be extremely dangerous and impossible for many of the residents when trying to get to the start of the walkway.</p> <p>The plans state that residents will be required to 'step on parapet and swing legs over the wall to effect escape'. This demonstrates the total and complete contempt the applicant has for the residents of the existing building. Residents who are elderly cannot possibly get off the walkway and onto Calder Road safely. No consideration has been given to residents who have young children and pushchairs. The walkway is also in breach of the Equality Act 2010 as people with a physical disability and/or wheelchair users cannot access the walkway and obviously cannot climb down from the wall.</p> <p>The reason the applicant cannot provide a safe exit from the walkway via steps onto Calder Road is clearly because the pavement is too narrow and there is no other safe and suitable point of exit as Back Station Road and Newgate will also be flooded with fast flowing and deep water which has on many occasions reached the height of a car roof.</p> <p>The river levels when at full flood have reached 5.40m above normal levels and are running extremely fast with debris such as trees and other large objects being projected downstream at significant speed and force. The actual effect of flooding on this site has been vastly and deliberately understated by the applicant. The water level under Ledgard Bridge during flooding exceeds the lowest level of the bridge, this causes significant backlog and blockages of debris until the current reaches such force that this is ejected downstream. The proposed evacuation bridge is only a few metres away from Ledgard Bridge, is significantly lower and being made of wood cannot possibly withstand the force of the water and more importantly the debris hitting it at speed.</p> <p>We have a significant problem of theft and vandalism in Mirfield, often carried out late at night by gangs of young people. The proposed walkway is highly likely to encourage</p>	

at night by gangs of young people. The proposed walkway is highly likely to encourage access and trespassing by non-residents and represents a significant security risk to residents and our vehicles. It will also become a shortcut for people who want to get from Lower Hopton to the railway station and shops, again encouraging trespassing on private land.

The current access to the site is extremely narrow as is Back Station Road. This is highly unsuitable for big plant and heavy machinery and cannot be widened due to the existing building and properties on either side of the entrance. Back Station Road and South Brook Gardens are heavily populated residential areas and parking on Back Station Road already restricts access for large vehicles. The noise, vibration and mess that will be generated throughout the build period, which is likely to be up to 2 years, will be considerable for all local residents and completely unacceptable.

The creation of a new access road to the additional car park from the scrub land at the junction with Newgate is dangerous due to Station Road being too narrow and the short distance between the new exit and Newgate presenting a high risk of accidents from traffic turning left from Newgate.

This is already a dangerous junction for Hopton primary school children and their parents needing to cross the road walking to and from school at peak traffic times which will only be exacerbated by the additional traffic from the 76 flats exiting the car park and turning right onto Newgate.

The current building has a curved aspect on Back Station Road just beyond the proposed new car park entrance which creates a blind spot when trying to see if the road is clear to the right when exiting the car park and for traffic entering the Back Station Road from Newgate. This is likely to create a higher risk of accidents and put both pedestrians (including young children) using the narrow pavement as well as vehicles in danger.

There is no other 6 storey building in Mirfield and this proposed building is totally out of character for the area. The only reason the applicant has submitted the plans for such a high building is because the site is too narrow to accommodate a lower, wider footprint. Their only consideration is pure greed and to maximise their profits at the detriment of local residents. As Calder Road is also very narrow, the height of the proposed building will be exceptionally overbearing and will completely overshadow their properties and impact on their privacy.

Local services are already under pressure, particularly as there is only 1 doctors' surgery in Mirfield which already has c20,000 patients and with a doctor: patient ratio of c1:2,800, is already well above the National average.