

About the application

Application number: 2024/93458	
What is the application for?:	Erection of residential development for 62 dwellings including grouting remedial
Address of the site or building:	land at, Cliff Hill, Denby Dale, Huddersfield, HD8
Postcode:	YO1 0LT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

This is the same application that has already been refused by the planning committee and is currently under appeal at government level. The application has just been submitted under a different name.

Plots 39 and 40 on the site will back directly onto our property. With the significant land level difference between these two plots and our own we would experience unacceptable privacy issues with the rear of the two plots looking directly into the back of our property. As these two plots are both two storey buildings paired with the land level difference, we would also experience loss of light. On the plan drawings for plots 39 and 40 there is a clear drop shown towards the boundary fence of our property. If this is to allow for water to run through to the attenuation tank this could cause a flood risk to the gardens of plots 39 and 40, which could lead to our garden also flooding.

The remediation strategy for the site is unclear with some very vague answers given during the previous application. When the original application was amended there was a significant reduction in the amount of coal needed to be removed from the site. Even with this reduction the amount of coal that needs to be excavated there will surely be high levels of pollution, which raises concerns for the health of the residents living in such proximity to the site. The drill that will be used on the site, which is of significant size and will be needed to run for long periods of time during the work will bring high levels of noise. We also have concerns about the risk of explosions when carrying out works of this approach on the land.

There has been no clear explanation of the route that will be taken to transport the excavated coal from the site. Previously it was proposed to use Leak Hall Crescent and Leak Hall Road as an access point for waggon movements from the site. In our opinion, it would not be practical in any way to use this route. Leak Hall Crescent and Leak Hall Road are relatively small residential roads, with some residents having to use the road to park their cars, which restricts easy access. During the recent construction of the homes at Springfield Gardens there was disruption for residents accessing their properties due to waiting whilst deliveries were made to the site. This clearly showed that the road couldn't cope with high levels of traffic. Because of this it surely can't be expected for the proposed high level of waggon movements to take place.

There must be unknowns into how the houses built on the land will fair over the years after the development is complete. We were made aware, by our legal representative when we were going through the purchase of our home that the plot was within a couple of hundred metres of one of the mine openings on the land. After five years of living in the property we still see signs of movement in the building.

Based on all the above we would be against the proposal and the application should be refused.