

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?	<input type="checkbox"/> Yes
<p>This is a continuation of the previous comment as it appears that it was too long to fit on the portal.</p> <p>3. The applicant cites the small six house development at Springhead Gardens, in the corner of HS144 as a precedent for development, claiming that this was a project that proceeded without 'unacceptable' environmental or health risk or damage. This is not a sufficiently similar site to make a comparison. For this site, access is off a minor road (with no through traffic) and there were no coal seams to mine. The grouting exercise involved dozens, if not hundreds, of HGV movements. In addition, the site required much more 'remediation' material than originally anticipated and the lack of a Groundworks Management Plan meant that there were many breaches of conditions. Over a period of many weeks, huge quantities of spoil were loose tipped onto adjoining land (the site currently under this Appeal) by the developer, presumably with the landowner's connivance, most of it outside the red line boundary of the Springhead Gardens development. This caused continuous unmitigated noise and dust.</p> <p>Furthermore, the geology of the two sites is not similar. The Harland Resources report geological maps (available at nls.org.uk) indicate that the thick Whinmoor seam does not affect Springhead Gardens, only a 'Cumberworth thin' seam skirts the edge of that site. The geology is not the same at all.</p> <p>Whilst Paragraph 11 c) of the NPPF identifies that decisions should apply a presumption in favour of sustainable development, it is my contention that this site is not sustainable, primarily due to the necessity of removing large quantities of coal. Thus it is not suitable for residential development.</p>	