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

We wish to strongly object to this application. It still offers unacceptable processes and solutions, and fails completely to address some important issues.
- COAL & GROUND DISTURBANCE- Still appears to involve opencast coal mining, in addition to capping the existing shafts and drilling hundreds of boreholes. This goes against policies to address carbon & climate change.
- The information provided states than some of the boreholes done by the Geotechnical survey would not have been deep enough to find all the seams – so the conclusions are based on guesswork……
- Financial viability document tells the story – they are planning still to mine coal.
- Dust management plans also refer to the coal extraction as being 'cost effective' – any suggestion that the 'applicant' will not sell coal is unenforceable and un-policeable. The applicant's willingness to re-submit demonstrates that they believe there is money to be made here, which only works if the coal is sold.
- How can they say they will be removing 4000+ tonnes of coal, and yet that material excavated will be 'inert'. Surely it will be combustible – that is why it has to be removed, to make the land safe. What is the reality of dealing with this, once raised into the air?
- What is their plan for disposing of excavated material containing a high percentage of coal?
- Little if anything is said about the impact of excavating for the attenuation tank.
- Altogether the proposed amount of excavation is going to generate dangerous levels of lorries, on roads that are not able to cope. Cumberworth Lane narrows by the Methodist Chapel just below the site entrance – large vehicles cannot pass here. Extra vehicle movements into and out of this site will be difficult and dangerous, and beyond the scope of a banksman. Temporary traffic lights will lead to queueing traffic back to the central junction in the village. There is no provision at this junction for pedestrians to cross, nor to cross the main road near here.
- PHASE PLAN – this is just lines on a map. It does not relate to the 'extent of excavation' drawing. This is going to go 10metres deep – cannot just leave a sheer cliff! There is no timeline, or method of access for workings, nor indication why the wheel wash is at the far end of the site, on top of the attenuation tank – which surely has to go in before Phase 1 can be delivered? Where will the water used in washing wheels go, if not into the properties below the site?

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- The Springhead gardens project resulted in enormous volumes of spoil being tipped on adjacent land (this site). This appeared to be a surprise to council officers, and was uncontrolled ie on top of vegetation, not compacted and not fully removed. Will this happen again, and if so where?
- A detailed Groundworks management plan needs to be produced, showing how all the exacavation required (combustible material removal & attenuation tank) can be safely & practicably achieved, in phases, with satisfactory handling of dust, especially combustible material, water run-off, access, vehicle movement and ramps, wheel-washing etc
- Very little is said about addressing the noise, dust and vehicle movements resulting. I know from experience of working in an office adjacent to the drilling of foundations on the housing development at Wood Nook for more than a year how intrusive and debilitating the noise alone will be. Altogether, this is a risk to our health as local residents.
- GAS is said will not be an issue once grout is in place – what about during the process? And a 'High' risk of spontaneous combustion???
- DUST – the only firm recommendation in management plan is not to work the excavations in dry weather – as rainfall will keep the dust down sufficiently. REALLY? We have just had a dry spell for over a month. The applicant relies on data from over 12 years ago from Birchencliffe. We have a rain gauge in Denby Dale, and we have had only 5 days with rainfall in the last 36 days (since returning from holiday).
- We (and others) live downwind of the prevailing westerlies across the site – this is completely ignored because there are more houses upwind, who will therefore experience less dust.
- These wind readings were taken at Emley Mast, on top of a hill. It is more likely to blow from the west more often at Cliff Hill, funnelling down the valley. Dust risk is significantly underestimated, in the view of this downwind 'human health receptor'!
- GROUTING What will drilling 20meters deep do to the old workings & nearby older properties, which do not have modern foundations? There have already been sinkholes and subsidence in the site and surrounding area.
- There is little said about what might be displaced by pumping concrete to fill voids – which are actually (as far as I can tell from documents submitted by the developer) full of stagnant polluted water and gases. Where will this go?
- The proposed hours of working are excessive – 11 hours a day of deafening noise.