

Manor House Lindley
1 Lidget Street
Lindley
Huddersfield
HD3 3JB

03/02/25

Planning & Development Service
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

REF: Objection to Planning Application 2024/93552

Dear Sir/Madam,

I am writing on behalf of Manor House Lindley to formally object to the resubmitted planning application for development on the land adjacent to our premises. We strongly oppose this proposal due to the significant disruption it would cause to our business operations and the safety concerns surrounding the shared access road. Below, we outline our primary objections:

Grounds of Objection

1. Insufficient Access and Highway Safety Concerns

a. The only entrance to the proposed development site is shared with Manor House Lindley. This entrance serves as the main access point for our hotel guests, restaurant patrons, wedding parties, and deliveries. The increased traffic volume will cause congestion, delay access for our customers, and heighten safety risks.

b. The entrance is not designed to accommodate heavy construction vehicles alongside regular hotel traffic. Frequent use by large construction vehicles will create significant hazards for pedestrians, guests, and employees.

c. Construction vehicles blocking access to the hotel entrance will cause traffic to queue on Lidget Street.

d There are no dedicated turning points or road markings to manage additional traffic, creating further risks for road users and pedestrians.

e. Please also note the boundaries outlined on the residential development, cross into that of the Hotel's boundaries which I have attached for reference.

2. Noise Pollution and Operational Disruptions

a. Manor House Lindley operates as a luxury hotel and event space, with weddings, conferences, and private functions frequently held throughout the week. The noise from construction will be highly disruptive to these events, particularly wedding ceremonies, business conferences, and fine dining experiences, leading to potential loss of business and compensation claims.

b. Guests staying in our 11 boutique bedrooms expect a peaceful environment, particularly during early mornings and late evenings. Construction noise will negatively impact their stay, affecting our reputation and financial stability.

c. Outdoor dining areas, including our Clock Tower Lounge, Roof Terrace, and private garden spaces, will suffer from noise disruptions, leading to a decline in customer experience and bookings.

3. Visual Impact and Loss of Privacy

a. The proposed development site is in full view of key areas of Manor House Lindley, including guest bedrooms, the car park, and outdoor dining spaces. This will detract from the luxury experience we provide, affecting our ability to attract and retain guests.

b. Wedding parties and event clients book our venue for its exclusive and picturesque setting. The presence of an active construction site and subsequent residential development will significantly reduce the aesthetic appeal and desirability of our venue, leading to potential financial losses.

4. Parking and Traffic Congestion

a. We are concerned about the provision of adequate parking for construction workers and future residents of the development. Any overflow parking on the shared access road will cause congestion and limit space for our guests and deliveries.

b. Large construction vehicles using the shared access point will create bottlenecks and safety risks, particularly during peak check-in and check-out times for hotel guests.

5. Pollution and Environmental Concerns

a. The construction process will generate significant dust, dirt, and waste materials, affecting both the entrance and the surrounding grounds of Manor House Lindley. This will negatively impact our guests' experience and could pose health risks.

b. Odors and emissions from construction equipment may disrupt outdoor dining areas, leading to customer dissatisfaction and potential loss of business.

6. Security and Anti-Social Behaviour Risks

a. A partially developed or unoccupied construction site may become a gathering point for anti-social behaviour if not properly secured. This poses a safety risk to our guests and staff, further impacting our ability to maintain a safe and welcoming environment.

Conclusion

The proposed development, particularly due to its inadequate access point and the significant disruption it will cause to our business, is not suitable for this location. We strongly urge the council to reject this application, considering the detrimental impact on an established, thriving hospitality business that serves as a key venue within the community.

We appreciate your time and consideration and look forward to your response.

Yours sincerely,

Manor House Lindley