

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2024/93626

Our Ref CRTR-PLAN-2025-43724

Wednesday 23 April 2025

Dear Danielle Cooper,

Proposal: Erection of detached dwelling

Location: Land adjacent to 10 Douglas Street, Thornhill Lees, Dewsbury

Waterway: Calder & Hebble Navigation

Thank you for your consultation on the above application, including the revised location plan and additional cross sections we received on 8th April 2025.

In our capacity as landowner, we note the submission of an amended location plan which now excludes Trust owned land from the site boundary.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The main issues relevant to the Trust as statutory consultee on this application concern:

- a. Measures to limit the risk of pollution towards the canal during development;
- b. The management of surface water discharge from site; and
- c. The impact of the proposals on the character and appearance of the waterway corridor.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded **conditions are necessary** to address these matters. Our advice and comments follow:

Measures to limit the risk of pollution towards the canal during development

To avoid the risk of the exposure of the canal to dust or debris during development, we request that a Construction Management Plan should be used to inform demolition and construction on site. This should detail measures to limit dust, and to manage the risk of runoff from exposed soils on site towards the canal (the use of silt traps for example could be used). **Full details could be reserved through the use of appropriately worded pre-commencement condition(s).** This is pertinent for this site as the canal is at a lower elevation to the site.

This would help ensure compliance with the aims of policy LP34 Conserving and enhancing the water environment from the adopted Kirklees Local Plan.

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk **W:** canalrivertrust.org.uk **T:** 0303 040 4040

The management of surface water discharge from site

We request that full surface and foul water drainage details are provided to ensure that no unmanaged discharge to the canal would occur. This is necessary to prevent the formation of a pollution pathway or inadvertent erosion to the canal embankment slope.

Full drainage details could be reserved through the use of appropriately worded condition(s).

Impact on the Character and Appearance of the Waterway Corridor

We request that full details of the rear boundary treatment to the site should be provided so as to ensure that this will be of appropriate quality and will not detract from the character and appearance of the canal corridor. The retention of the existing railings or formation of a landscape buffer would tie in with the waterway environment. Solid tall fences would give a sense of enclosure to the canal, which could result in an overbearing impact to the canal and should be avoided.

Boundary details could be reserved through the use of appropriately worded condition(s). This would help ensure compliance with the aims of LP32 from the adopted Local Plan.

Other Comment

Works in proximity to the Canal may likely require compliance with the Trust's 'Code of Practice'.

Should planning permission be granted we request that the **following informative is appended to the decision notice:**

- 1) The applicant /developer is advised to contact the Trust's Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works will comply with the Trust's 'Code of Practice for Works Affecting the Canal & River Trust'.*

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

Canal & River Trust Spatial Planning Team

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