DC Admin

From:
Sent: 01 December 2025 21:52
To: Farzana Tabasum
Subject: Formal Objection – Condition 16 Retaining Wall Submission (2025/45/90964/E)

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Dear Sir / Madam,

I am submitting a formal objection to the retaining wall submission under Condition 16 relating to planning application 2025/45/90964/E – Land off Westgate, Cleckheaton BD19.

The evidence submitted by the applicant demonstrates that:

- the AIP has not been technically approved
- Condition 16 cannot be discharged
- the existing residential properties on Quarry Road have not been assessed in the structural or geotechnical design
- no modelling has been provided for settlement, lateral ground movement or displacement toward existing homes
- the concrete specification has been downgraded despite aggressive ground conditions
- the wall has been incorrectly placed in Consequence Class 2 rather than Class 3
- noise, dust and silica exposure to nearby residents has not been adequately assessed
- Party Wall Act requirements may apply but no notices have been issued

Given these omissions, the retaining wall design does not provide the required technical assurance that existing occupied properties will not be endangered.

I request that Condition 16 is not discharged and the submission is not progressed until a revised package is provided which:

- includes structural and geotechnical assessment of existing dwellings
- correctly applies Consequence Class 3
- uses appropriate sulphate-resistant concrete
- models ground behaviour toward existing homes
- properly evaluates noise, dust, silica and other environmental impacts
- complies with Party Wall Act obligations
- considers the potential for disturbance of moss and debris on adjacent asbestos-containing structures

Please confirm receipt of this objection and ensure it is formally recorded against this application.

Kind regards,

Cleckheaton, BD19 3AR