DC Admin

From:
Sent: 01 December 2025 21:04
To: Farzana Tabasum
Subject: Formal Objection – Retaining Wall Submission (Condition 16)

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Good Evening,

Planning Application: 2025/45/90964/E
Land off Westgate, Cleckheaton, BD19

Formal Objection – Retaining Wall Submission
From: 50 Clare Road, Cleckheaton, BD19 5HW

I am formally objecting to the retaining wall submission on the grounds that the design remains incomplete, technically unsound, and unsafe for the existing residential properties that back onto Quarry Road.

The documents recently uploaded largely replicate what I reviewed previously, but they include several value-engineered downgrades that significantly increase risk. Most importantly, the information confirms that the retaining wall design has not achieved technical approval, meaning Condition 16 cannot be discharged.

The email from Farhad Khatibi clearly states that the AIP is not satisfactory and must be rewritten. This again demonstrates that the design team has failed to consider the existing homes on Quarry Road—despite my property being only a few metres from the proposed wall and directly affected by the level changes and ground improvement works.

Missing Essential Assessments

None of the submitted reports include:

any assessment of the foundations of existing properties

any survey of the structural condition of our homes

any modelling of settlement, surcharge, lateral movement or ground displacement towards existing buildings

The drawings even contain notes requiring these checks to be undertaken, yet they have not been completed. This omission is extremely serious given the weak and variable ground conditions at this

boundary, including collapsing trial pits, rapid groundwater ingress and inconsistent made ground containing ash, clinker, slag, brick dust and industrial waste.

Inappropriate Concrete Specification

The concrete design has been downgraded. Earlier information indicated the need for a higher sulphate-resistant class, but the current proposal specifies RC32/40 XF2, which is not appropriate for aggressive ground conditions. This strongly suggests that cost-cutting has been prioritised over safety.

Incorrect Consequence Class

The wall has been placed in Consequence Class 2 (CC2), despite the fact that any failure would directly affect existing occupied homes, posing a high risk of serious injury or loss of life. The correct classification is Consequence Class 3 (CC3). This mirrors earlier omissions—such as in the contamination assessment—where existing residents were excluded from consideration entirely.

Environmental and Construction Impacts Ignored

Environmental risks have again been overlooked. The RAMS identify:

silica dust requiring FFP3 protection

construction noise exceeding 88 dB

Yet the Noise Impact Assessment does not reflect these risks. Once again, existing Quarry Road residents are absent from the documentation. After everything the local community has already endured, it is wholly unacceptable for our safety to be disregarded yet again.

Additionally, due to the proximity of my home, these works would fall under Party Wall Act requirements, yet no notice has been issued.

Nearby work units also have moss-covered roofs on suspected asbestos sheeting. Piling vibrations could dislodge moss and potentially harmful fibres, creating an additional environmental exposure risk that has not been assessed.

Given the Following Issues:

the rejection of the AIP

the inability to discharge Condition 16

the absence of structural and geotechnical assessments on existing homes

the downgraded concrete specification

the incorrect Consequence Class

the absence of noise, dust, silica and contamination assessments

potential asbestos-related risks

non-compliance with the Party Wall Act

I do not believe the retaining wall can be safely approved in its current form.

I request that the application is not progressed until a full and correct design is submitted that:

Includes the existing residential properties in all structural, geotechnical and environmental assessments

Uses the correct concrete grade for the sulphate class and aggressivity of the ground

Applies the correct Consequence Class 3 classification

Properly models ground movement, settlement and surcharge towards existing homes

Accurately assesses noise, dust, silica, contamination and all construction impacts on Quarry Road residents

Fully complies with all Party Wall Act requirements

Assesses asbestos risks from neighbouring industrial units during piling and ground works

Kind regards,

50 Clare Road
Cleckheaton
BD19 5HW