Search application details

Application number: 2025/44/91094/E	
What is the application for?:	Discharge of details reserved by conditions 5 (foul, surface water and land drai
Address of the site or building:	127, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

To echo the comments of the already received objections, it would appear that the highlighted issues by many residents surrounding drainage have not been resolved at all, and indeed it would be appreciated if the planning officer and/or committee would place a more appropriate amount of scrutiny on the plans submitted. Notwithstanding the developer took great pride in announcing their work with the planning officer to get the proposal approved, which presumably refers to their ability to change the plans at will to obtain their approval, rather than re-submit plans as per requirements. Furthermore the final plans which were approved, were submitted with no ability for residents to comment which is a clear breach of public duty.

The developer has already fallen foul of their initial approval by clearly pruning Trees 1 and 2 which are subject to a TPO, and their submitted Arboricultural Impact Assessment highlighted no requirements to perform any work on such trees. This has allowed access to the blue marked field which they also own to dispose of removed earth.

The submitted plans for drainage are somewhat confusing, given there is no reference to the type of pumping station to be used. Presumably given the 10m clearance suggested it will be a type 2 station, however it must be clarified by the officer if that is the case, because a type 3 would not have sufficient distance to habitual dwellings. Furthermore the plans do not appear to contain any information regarding the compound boundary and also the placement of the kiosk. This is important information given the kiosk will no doubt have to be situated too close to existing old stone walls and the sizing requirements of the compound need to be met and also the distance to habitable properties as per - https://www.yorkshirewater.com/media7/2395/local-practice-pumping-stations.pdf
The other glaringly obvious issue is that there is clearly insufficient space for a generator to be in situ should the pump breakdown, without it either blocking emergency access on the highway or being a noise nuisance for neighbouring properties, particularly 121 and 123 Marsh Lane.