

RE: 2025/91638 - The Mansion House, Heaton Lodge, Bog Green Lane, Colne Bridge, Huddersfield, HD5 0RF

From: **On Behalf Of** Town Planning LNE

Sent: 12 September 2025 14:28

To: DC Admin <DC.Admin@kirklees.gov.uk>

Subject: 2025/91638 - The Mansion House, Heaton Lodge, Bog Green Lane, Colne Bridge, Huddersfield, HD5 0RF

OFFICIAL

For the attention of Danielle Cooper

Dear Madam

Our attention has been drawn to the above planning application (for residential development) that has been submitted on land very close to the works associated with the Trans-Pennine upgrade in the Bradley area.

We would first point out that the ownership certificate on the planning application is incorrect; part of the land contained within the red line boundary has been vested to Network Rail following the grant of the Transport & Works (Huddersfield to Westtown) Order and is not in the control of the applicant. The plan attached (0733499-1A) shows the land ownership of NR (in red) superimposed over the application site.

Secondly the reason for the acquisition of that land was to facilitate the re-orientation of an 11kV overhead electricity line further away from the railway. The proposed position of the line is shown on the second drawing (WYK-340880). It will be 5m high and will include an air rights wayleave between 4-5m for maintenance purposes. As you will see this follows the land vested in NR and cuts right across the two proposed plots nearest the railway. Given the safety issues involved it is clear that the current residential layout is not feasible and we therefore object to the application in that it seeks to interfere with land specifically set aside for the purposes of re-orienting an electricity cable required as part of the upgrade of the railway.

We do not comment on the appropriateness of the development in its rural location save to say that, if permitted (assuming a new layout has been provided to take into account land ownership and the route of the revised 11kV cable) each dwelling should be the subject of a noise assessment and be adequately soundproofed accordingly given its close proximity to the working railway.

Kind Regards,



Aaron Walsh

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