

5 November 2025

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720
Huddersfield
West Yorkshire
HD1 9EL

Dear Sir or Madam

Re. 382, Huddersfield Road , Mirfield, West Yorkshire, WF14 9DL

I am concerned that your commentary on proposed development at the above-mentioned address does not accurately reflect relevant facts.

The original shop building occupied the extreme south-eastern corner of the site. It is shown clearly on maps which predate its recent demolition. The shop was connected by a short, narrow extension to another room to the west, which I believe was used for storage. This room extended from the public footpath along the southern edge of the site to its rear. It may not be visible on plans because it was mostly subterranean. Its flat roof was at a similar height to a sizeable, open area to its east. This area sloped up from behind the shop to the private footpath in front of house numbers 376, 378 and 380 and its eastern edge abutted the public right of way from Back Lane towards Stocks Bank Road. Substantial excavation, which called into question the stability of the land to the north, took place to lower this open land to the level of the original shop and (supposed) storeroom floor. It is inaccurate to say that "the development appears to sit within the original footprint of the building." The original layout of the land and buildings make this impossible. I doubt it possible that the development can be "exempt as set out in Schedule 74 of the Town and Country Planning Act 1990." I believe this is the kind of information about which you asked to be informed if it came to light. I should be grateful if you would revise your response under "BNG" in view of the information above.

I should also be grateful if you would ensure development control officers are aware of these changes to the site so they may advise the planning committee that will consider the application.

Thank you.

Yours sincerely,