

Address:

About the application

Application number: 2025/92713	
What is the application for?:	Reserved matters application pursuant to outline permission 2023/92079 for erect
Address of the site or building:	Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	LS10 1NB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

We have no issues with this development, we just want the houses and drainage built to required standards and UK Law, and not endanger anybody or their property.

The drainage plans for this site have significantly changed.

We have never had any problems with flooding in the 34 years that we have lived here.

The proposed houses are being built with the removal of 90% of wild plants, bushes and trees. The area will become concrete and tarmac surfaces, removing natural 'surface water take-up'. There is a very steep gradient going up-hill from Moor Lane and Summerdale. Surface water run-off will travel downhill into bordering gardens.

This will exacerbate the drainage issues on this site.

This drainage plan shows plastic crates located in two locations. The developer is channeling surface water down the site via these crates, towards existing residential properties. We are extremely concerned as to whether a 6 inch pipe will have enough capacity to carry combined foul sewerage and surface water, to a drain in Moor Lane. Failure of this pipe would be catastrophic for all the residents in the local vicinity.

Yorkshire Waters stipulated in consultation letters regarding this site that "The site shall be developed with separate systems of drainage for foul and surface water on and off site." (See Outline planning supporting documents [id 964170] and [id 1004971]).

Flood Exceedance Plan states:

"Flood exceedance heading towards soft landscaping at rear garden of 19 Moor Lane. A red arrow on the plan points to the boundary of existing properties. This plan specifies location 19 Moor Lane, which is incorrect. The actual address the arrow is pointing to is in Summerdale.

Isn't it illegal for a developer to knowingly allow surface water to flow onto neighbouring properties? If so, this developer is blatantly breaking the law, with the apparent blessing of Kirklees Planning Dept.

A Civil and Structural Engineering Consultants report regarding this site, stated "The flood routing is a significant risk."([id 1004971]). This developer has not successfully resolved this risk of flood.

The Drainage Plan states: "Junction connection to existing combined sewer. No other sewers present in the road (contrary to YW Mapping). S106 consent required. Invert level to be confirmed. Levels shown are inferred between manholes along Moor Lane only."

Yorkshire Waters website states "Please note that foul water must not be disposed of to a surface water sewer and surface water should generally not be discharged to a foul or combined sewer." This plan is discharging both foul and surface water into what is believed to be a combined sewer in Moor Lane.

My worries are:

This drainage plan will not be sufficient to cope with current and future surface water and foul water and a '1 in 100 year storm event.' Any excesses will result in flooding and drains being overwhelmed.

It is not acceptable, that the Flood Exceedance Plan is to let flood excess water flow into existing private gardens.

This Drainage Plan is not acceptable and should be rejected.