planning re moor lane

28 Oct

2025/92713

Wondering why Application 2025/92737 is not open to comments. It refers to the same development.
In the Supporting information there are some worrying points re the structure of the land:-
Id 1107232 refers to a contaminated piece of land 6m x 4m which should be removed.
Radon barriers are needed as the site is in a radon affected area.
Id 1107230 refers to the problems left by coal mining workings resulting in broken ground.
Plots 5 to 10 will need specialist contractors to install raft foundations.
Plots 9 and 10 also require a high pressure grouting technique to stabilise the land. A permit is needed as the treatment will disturb Mining Remediation Authority interests.
Id 1107213 is about construction company Sidmar suggesting working hours for noisy machinery be limited to 6.30am to 6.30pm Monday to Saturday!
I think this would be totally unacceptable to surrounding properties.

I am also concerned about:-
The density of the development especially at the Eastern boundary with Summerdale. Number 21 will lose privacy and sunlight affecting their lounge and conservatory.

The flood risk to Summerdale and Moor Lane by building on this land and removing trees. Injecting high pressure grouting may alter the water table. Flooding has happened before.

Plots 7,8.9 and 10 have to take their bins to a collection point presumably because the bin lorry can't access these properties. Quite a distance for plot 10 - does this comply with building regs?

In summary this land and it's access is totally unsuitable for development, as evidenced by the 111 objections back in 2023. Binks have cut their losses and sold the site with outline planning to another Developer. Umpteen reserved matters remain to be resolved. Most affected residents seem unaware of this situation.

To date we have not had notices on lamp posts and I have not seen anything in the press, yet the deadline for comments shows as 30 October.