

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?	Yes
Reserved matters application pursuant to outline permission Application number 2025/61/92713/E	
Underground Water Attenuation System	
<p>Since original developer Binks Executive Homes Ltd sold the site to a new developer, PPJ Developments, they have made wholesale changes in the submitted layout and design, including significant alterations to the drainage scheme.</p> <p>In the original proposals was a concrete water attenuation Pipe sunk into the ground, 45metres x long and 1.8 metres diameter. This was to help control the flow of surface water during heavy rain.</p> <p>The latest plans from PPJ Developments show two underground attenuation installations, one 18.0 metres x 5.0 metres x 2.0 metres deep and another 24.0 metres x 4.5metres x 0.8 metres deep. One is to be positioned under the Refuse vehicle turning space and one towards the bottom of the site under the drive.</p> <p>In simple terms they excavate the ground, lay a hardcore / sand base and then install a proprietary system of hollow interconnected plastic crates, all of which are then encased in a permeable or impermeable membrane.</p> <p>On completion these are usually covered over with soft landscaping but in this case it is the access road / drives.</p> <p>What is more worrying is that nothing I have found on the drawings states which type of membrane is to be used.</p> <p>If it is a permeable membrane rather than a non permeable then the installation will just acts as a huge soak away and "surplus" water will percolate into the ground and will compound the potential for flooding.</p> <p>Interestingly the same developer has recently completed the Copper Beech Development on Oxford Road Gomersal and "All Surface Water" is taken into soakaways and unsurprisingly they are suffering with flooding.</p> <p>On checking one manufacturers web site, it suggests and quote Such</p>	

On checking one manufacturers web site, it suggests and quote Such Systems must be located at least 5 metres away from buildings and roads and 2.5 metres from boundaries to avoid structural issues.

As the various site surveys show, the land has stability issues due to past mining, to the extent that some houses will have to be built on raft foundations to overcome any settlement issues.

As such there could also be a risk of settlement to these two reservoirs and if excessive, the liner could split allowing water to seep out into the surrounding ground, and subsequently flood the properties to the South and East of the development.

As the proposed installation can only be inspected and maintained from the surface via inspection chambers and rodding eyes, any remedial work would be difficult and if any serious issues materialise this could possibly result in the driveways having to be dug up.

As the drainage installation won't be adopted and a management company will have to be appointed to look after the site then this would be a further complication.

A recent development in Kensington Way, adjacent Holme House on Oxford Road also has an attenuation installation but the floor, walls and roof are concrete construction, with an access manhole for inspection and maintenance purposes.

Furthermore this particular installation is at the bottom end of the development and if it fails, any overspill will simply flow into Oxford Road.

Unlike the revised proposal for this site where if the installation fails, any floodwater will travel into properties in Summerdale and Moor Lane.

Residents in surrounding properties have been opposed to this development from day one, and despite 94 very relevant objections this development was approved, subject to the developer addressing a considerable number of Reserved Matters.

These latest plans submitted by the new developer do little to convince me that these Reserved Matters will be suitably addressed.

This needs to be taken seriously by the planning officers / committee