

### 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

## Re Preliminary Works associated with the Proposed Development

The work associated with the formation of the access to the proposed development site is currently in progress. This was a condition that the access had to be completed prior to any work associated with the development site being carried out.

It appears that despite the detailed proposals which were approved on 5th Dec 2023 ( Application Number: 2023/60/92079/E) the 2.4 x 33 metre visibility splay for viewing traffic heading up Moor Lane appears not to conform to the specification, and also it doesn't appear to work for the following reasons:-

1 - The actual visibility splay as it passes over the reduced width garden of 27 Moor Lane appears to be compromised by the boundary wall and shrubbery of the adjacent garden of 29 Moor Lane.

The latest plan by AHJ Architects - 2539/20/002 Revision C dated 08/2025 clearly shows the visibility line encroachment over 29 Moor Lane.

As this is the private garden of a third party property it is unlikely that permission to alter their wall and shrubbery will be given. As such, the splay does not conform to regulations in that the visibility is compromised.

2 - The visibility splay is also flawed because it assumes that vehicles travelling up Moor Lane are on the left hand side of the road, when in fact they are straddling the centre line due to all the parked cars belonging to the residents of the properties opposite the proposed development.

Because vehicles are straddling the centre line, they are less likely to be seen by drivers pulling out of the development, increasing the risk of accidents.

3 - Residents of Moor Lane have commented that since the preliminary work in creating the access to the site has been carried out, which included the removal and re building of walls further back, vehicles are now travelling faster than before. This is as they are heading towards the sharp bend and junction with Knowles Lane, once again increasing the risk of accidents.

The access to the site was one of the main concerns when the development was originally proposed with numerous comments from residents that it would be dangerous due to the amount and speed of traffic using Moor Lane.

I spent 15 minutes today watching vehicles heading up Moor Lane and every car was over the centre line of the road, with some vans and lorries being only 1.00 metre off the boundary wall on the opposite side of the road.

As a priority I strongly suggest that Kirklees Council Highways Development Management team, along with the developers visit the site to assess the actual situation.