

About the application

Application number: 2025/92882	
What is the application for?:	Erection of 75 dwellings with associated parking, infrastructure, hard and soft
Address of the site or building:	Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY
Postcode:	LS10 1FB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I wish to start by expressing my admiration for CITU as a developer. Their commitment to pushing the boundaries of sustainability, design, and contemporary living is commendable, and I respect the vision they bring to their projects. The quality of design and ambition for sustainable living is clear. However, the overriding issue with this proposal is the access. The existing road infrastructure is entirely inadequate to safely serve 75 homes. Even under planning assumptions, the development would generate over 100 additional car movements, and in reality, most households own more than one car, meaning the actual number of vehicles will be far higher. The access road is narrow and tight, and the junction onto Manchester Road sits on a blind bend with a 40mph speed limit—a road where traffic frequently exceeds this speed. Drivers leaving this junction are forced to enter a fast-moving stream of traffic from a dangerously restricted position. This danger is already significant and would only be exacerbated by the influx of vehicles from 75 homes, particularly at peak times. This is not just a technical planning issue; it is about the safety of families, pedestrians, and residents. The human cost of ignoring these hazards is very real. While I support innovative, sustainable developments, the reality is that this site cannot be accessed safely as proposed. I urge the planning authorities to consider the serious risks associated with the access before granting permission. The potential for accidents is high, and no amount of excellent design can mitigate the danger posed by an unsafe junction and unsuitable road network.	