Kirklees Council
Planning and Development
PO Box 1720
Huddersfield
HD1 9EL

Dear Sir/Madam,

Re: Prior Approval Application – Demolition of Bishop's Court and Holme Park Court, Land South of Woodhead Lane and Parkgate, Berry Brow, Huddersfield, HD4 7HN
Notice Date: 28 November 2025
Proposed Demolition Commencement Date: 19 January 2026

I am writing as a local resident to submit my representation regarding the proposed demolition of Bishop's Court and Holme Park Court. I am concerned about the potential impacts on health, safety, residential amenity, and the local environment.

I request that prior approval is required and that strict conditions are imposed before any demolition or redevelopment work begins.

Key Concerns

1. **Asbestos & Health Risks**

   The buildings contain in-situ asbestos. I request full details of the licensed removal contractor, method statements, monitoring, and dust suppression measures.

2. **Noise, Dust, Vibration & Working Hours**

   The demolition is very close to my home. Measures must be in place to reduce noise, vibration, dust, and traffic impacts, including limits on working hours.

3. **Lighting**

   Construction, security, and future lighting must not disturb neighbouring properties. A Lighting Plan should be required.

4. **Trees, Landscape & Ecology**

   TPO-protected trees must not be harmed. Any lost trees must be replaced. Wildlife and habitats must be protected.

5. **River Holme, Flood Risk & Structural Safety**

   The site borders the River Holme, which has flooded recently, and the retaining wall is unstable. A Flood Risk Assessment and structural assessment must be completed, with mitigation measures approved by the Council and Environment Agency.

6. **Replacement Development Details**

   I request full details of any future development, including design, number of storeys, setbacks from homes and river, parking, and confirmation that no balconies will overlook neighbouring properties.

7. **Access from Stockwell Vale**

   No pedestrian or vehicular access should be permitted both to and from Stockwell Vale. Appropriate physical barriers should be required and conditioned.

Policy Support

- National Policy: NPPF 2023/24, Chapters 14 & 15 – protecting the environment, controlling pollution, flood risk, and safeguarding amenity.

- Local Policy: Kirklees Local Plan (2019) – PLP24 (Design & Amenity), PLP27–28 (Flood & Drainage), PLP30–33 (Trees, Biodiversity, Landscape), PLP51–52 (Pollution, Local Air Quality & Environmental Protection), PLP57 (Green Belt where relevant).

Request

I respectfully request that the Council:

1. Requires prior approval for the demolition.
2. Imposes enforceable conditions covering asbestos removal, noise, dust, vibration, traffic, lighting, TPO trees, flood risk, wildlife protection, replacement development, and access restrictions.

Without these safeguards, the demolition and redevelopment would pose serious risks to my health, safety, and the local environment.

Yours faithfully,

Name: _____

Address: 16 Stockwell ~~Dene~~ Vale
Armitage Bridge
Huddersfield
HD4 7PL

Date: 7.12.2025

Signature: _____