

## DC Admin

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**From:**  
**Sent:** 31 August 2026 15:57  
**To:** DC Admin; Ellie Thornhill  
**Cc:**  
**Subject:** Objections on Application 2026/62/91763/E

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Hi, I submitted our comments via the Kirklees planning site (<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2026/91763>) but it messed up the formatting and didn't include images, so sending by email to be sure the correct comments are logged please.

Thanks

14, Broomhouse Close, Denby Dale, Huddersfield, HD8 8UX

Application number: **2026/62/91763/E**

What is the application for?: **Erection of 40 residential dwellings and associated works**

Address of the site or building: **Land off Barnsley Road, Denby Dale, Huddersfield, HD8**

Please find below our comments and concerns regarding application 2026/62/91763/e and the impact on our adjacent property (14 Broomhouse Close).

We have some concerns regarding potential flooding, pump station noise and the attenuation tank that are also raised by the Kirklees Local Flood Authority in their consultation response.

### Attenuation Tank/Pump Station

- The attenuation tank and pump station are incorrectly located on the landscape master plan (*Proposed Landscaping Layout [id 1150837] - DR-8717-01 Landscape Masterplan Rev D*) compared to the other plans, for example the *Proposed Landscaping Layout [id 1152117] - Plan - 2530-SI-08A - Public Open Space Plan* and others.
- We request that the pump station housing is of concrete construction (as per KC Local Flood Authority recommendation) to reduce noise impact and provide longer design life.
- We appreciate the update to the previously approved plans to install a land drain along the boundary to Broomhouse Close. It is not clear how the boundary will be constructed, wall, fence or a combination of both. Could clearer details be provided please.
- We request that no part of the development shall be occupied until an approved drainage scheme has been provided.
- Also, that the approved temporary drainage scheme is retained until the approved permanent surface water drainage system is in place and functioning

### Sewerage

- At least some of houses in the western section of the development should have a direct connection to the public sewer, rather than connecting to the pumped solution, to reduce the load on the pump station and reduce the chance of issues that may affect our adjacent property.

### Plots 39 & 40

- Plots 39 and 40 should be oriented to be looking at the woods, it would improve their outlook and assist in reducing overlooking of 10, 12 & 14 Broomhouse Close. It would also meet the 21-metre rule.



### Permitted Development

- The previously approved application (2023/62/91564/E) stated that the new build properties were not allowed permitted development. Can you confirm that this is still included in the new application please.

### Tools

- We kindly request that no petrol tools are used during construction for environmental, sustainability and noise pollution reasons.

Many Thanks