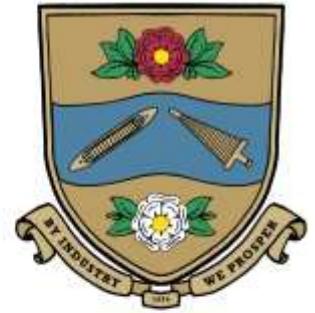


# TODMORDEN TOWN COUNCIL

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Mr J Summers  
Developer Services  
Yorkshire Water Services Limited  
Western House  
Halifax Road  
Bradford  
BD6 2SZ

DATE: 25th JANUARY 2021

Dear Mr Summers ,

## **Concerns About Planning Application 20/01367/FUL Derdale St, Todmorden,**

I am writing on behalf of the members of the Development Committee of Todmorden Town Council. They have asked me to let you know that they are very concerned about the potential for additional flooding in the Todmorden Ward caused by further building proposed for Derdale St - Planning Application 20/01367/FUL.

In particular, members are concerned about the rise in the local water table causing ongoing flooding in the cellars of local properties and the inadequacy of the local drains to cope with additional properties and surface water.

A very small attenuation tank is proposed in the plans, but otherwise it is stated that the local drains should have the capacity to cope with the demand from additional houses and surface water.

Members noted that the consultation response of Yorkshire Water in appendix 1. This appears to state that the plans are acceptable and that the proposed building should not cause any flooding and that the drains have the capacity to deal with the additional demand from the proposed houses.

From recent flooding events it is evident that cellar flooding in the area has already been exacerbated by the building of Lidl on Halifax Rd and the houses/flats on Derdale St.

This area was subject to serious flooding in February/March 2019.occasions prior to this and only this week Todmorden was on flood alert yet again.

It is apparent that when faced with high volumes of water, the drains simply cannot cope with the existing demand from the new buildings and surface water, let alone new ones in that area and that increasing development in this area will only add additional strain on an already stretched infrastructure.

A further worrying recent development is that at least one property in the area is subsiding and that this has appears to have been caused by the rise in the local water table. The residents concerned have been evacuated from the premises. This is currently being investigated by Calderdale Council.

On this specific issue I should be grateful if you could please advise me how the proposals in this planning permission can be acceptable when the current situation is already proving to be problematic.

Whilst writing on this matter we would welcome a copy of any report that may have been produced following investigations that we would expect will have had to be carried out regarding the capability of the infrastructure to deal with the major flooding events of 2015 and 2019.

Whilst we appreciate the infrastructure is designed to cope with normal volumes, we are no longer in a 1 in 100 year event scenario, and would be interested to know therefore, in view of the more frequent occurrences, and an increasing likelihood, whether consideration is being given to increasing the drainage capacity generally in the network to enable the impact on Todmorden to be reduced during such major flooding events.

We would also ask whether consideration by Yorks Water could be given to strengthening and or imposing on new development, conditions where major flooding is known to happen, for an increased size/capacity requirement for use of attenuation tanks.

Yours sincerely

*Colin Hill*

**Colin Hill**

**Town Clerk, Todmorden Town Council**

Sent by email

## Appendix 1

'If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The development shall be carried out in accordance with the details shown on the submitted plan, "DM.MB.201 dated May 2020", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

### Waste Water

1) Yorkshire Water has no objection to the details submitted on drawing DM.MB.201 dated May 2020 that has been prepared by Tony Deakin Architectural Consultancy:

- a) the proposed separate systems of drainage on site and off site;
- b) the proposed amount of domestic foul water to be discharged to the public combined sewer network;
- c) the proposed amount of curtilage surface water to be discharged to the public surface water sewer network at a restricted rate of 3 (three) litres/second; and
- d) the proposed points of discharge of foul and surface water to the respective public sewers.

NOTE: The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email:

technical.sewerage@yorkshirewater.co.uk ) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

### Water Supply

NOTE: There is a 90 mm HPPE (Barrier Type A) pipe that crosses the proposed entrance to the development in Derdale Street. Depth of cover to this main should be 900 mm. During construction work Yorkshire Water policy on protection of water mains and services must be adhered to.

There is also an abandoned 6" / 5" cast iron water main within the development area for which the developer must consider during the construction phase of the development.

TTC - comment .The cumulative impact of the existing new builds in the area (Lidl and Mill Bank Close – 22 houses and 18 flats) plus the proposed building of industrial units on the Sandholme Mill site and now this application for a further 12 houses on Derdale St is extremely worrying. Existing properties in the area are already subject to flooding and this is likely to be exacerbated. The condition for building in Flood Zone 3 (from the Environment Agency) is that new builds should be set at a certain level to avoid flooding, which is likely to protect them to some extent. However, inadequate consideration has been given to the residents of the existing properties. This cannot be right and fair. This scenario is likely to be further aggravated by climate change.

