

Flood Partnership Board Question
From: Todmorden Town Council

Todmorden Town Council is very concerned that the proposed additional building on Derdale St will exacerbate the risk of surface water flooding in an already vulnerable area.

What is being done to ensure that existing properties on Derdale St and surrounding streets are not at an increased risk of surface and ground water flooding because of the building of these additional houses? What positive actions will CMBC take to ensure that the existing (terraced) properties in the area, which are set at a significantly lower level than the proposed build, will not be subject to additional flood risk?

Response: Councillor Tim Swift, 15/07/22

Planning Permission 03/00937 was granted in 2006 for a mixed-use re-development at Derdale Mill comprising of 22 houses, 12 apartments and 9 industrial units. The residential element of that permission has been implemented and is now known as Mill Bank Close. The current application site comprises what was proposed to be the industrial units under the previous permission. Although the industrial units were not constructed, the external ground level was established to comply with the requirements of the Flood Risk Assessment accompanying the 2003 application, which has meant raising the ground level above that of the adjacent Derdale Street. Given that 03/00937 was implemented before expiring, permission remains in place for construction of the industrial units. It follows from this that the raised ground levels that have been established on the current application site are lawful.

As mentioned above, the raised levels at the site have been deemed to be lawful in line with the 2003 application. In light of that, the Environment Agency have approved the Flood Risk Assessment submitted by the applicant. With regard to the surface water drainage, the part of the site containing the apartments is currently being constructed, and the Flood Risk Team and Building Control are working with the applicant to ensure the drainage meets our current standards and does not increase the risk of flooding. This is also the case for the part of the site covered by application 20/001367/FUL. We have provided comments and undertaken discussions with the applicant to ensure the surface water drainage meets our current standards.

With regard to Lidl Todmorden, previous flood events have seen flood water ponding outside the new Lidl store. This was investigated for the March 2019 Section 19 report and was determined to be as a result of the sewer system surcharging. YWS have carried out modelling work to help understand how the public sewer network operates. This work has not identified the surface water sewer on Halifax Road, Todmorden to have a capacity issue in non-exceptional rainfall events. Although the modelling work has not identified the surface water sewer to have capacity issues, further discussions with YWS and connectivity investigations are ongoing to better understand the capacity of surface water and combined sewers in the event of high river levels. These connectivity investigations are being programmed in currently.