

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6d	20/01367/FUL	Derdale Development Derdale Street Todmorden Calderdale	Construction of 12 Houses in lieu of 9 Industrial Units as Planning Permission 03/00937	<p>This site is to the side of the Mill Bank Close development of houses and flats. It is proposed to build 12 houses (4 x 4 bed detached and 8 x 3 bed semi-detached) on this site rather than the 9 industrial units originally approved for the vacant land which was previously occupied by Derdale Mill. It is stated that construction work has not commenced on the industrial units because of lack of demand, unsure economic viability, difficult access for industrial vehicles and the incompatible re-introduction of industrial use in a residential area that has not seen industry for over 25 years.</p> <p>It is proposed that the materials will be sympathetic to the surroundings – coursed stone, blue slate roof, UVPC windows, composite doors, permeable block paving and macadam.</p> <p>Although the work on the industrial units have not yet begun, the external ground level has been established to comply with the requirements of the approved Flood Risk Assessment. The Flood Risk Assessment states that the Site is in Flood Zone 3a and will be liable to flooding in a 1 in 100 year flood event (+ or - % climate change). However, it also states that the mean level of the site of 124.65 is above the 1 in 100 year (+CC) modelled flood level and as such the Application site is considered to be at low risk. It goes on to state that the recently constructed development of Mill Bank Close remained free from flooding in the extreme flood event of Boxing Day 2015 and again in January 2020 and that the Mill Bank Close development is constructed in compliance with the Flood Risk Assessment prepared and approved for the whole site of Mill Bank Close and the Application Site.</p> <p>However, there have been reports that the water table of the area has risen and that the existing houses nearby have been detrimentally affected by the developments in this area. It is interesting to note that the application states that surface water from this new application will not be a problem as it will be channelled into the existing underground drainage and it will not be detrimental to local houses.</p>

SUMMARY OF INFORMATION FROM PLANNING APPLICATION