

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6h	20/01519/FUL	296 Rochdale Road Todmorden Calderdale OL14 7QD	Two detached dwellings	<p>The proposed site is currently the garden of 296 Rochdale Rd. The proposal is for 2 x 3 bedroom semi-detached houses. However, the plans show provision for 3 housing plots with 6 houses in total. It seems that the current application relates to plot three with two semi-detached dwellings.</p> <p>It is proposed that the walls will be stone and the roof tiled. The windows and door will be UPVC. It is proposed that the hardstanding/road will be tarmac.</p> <p>The plot is in a flood risk area and is less than 20 metres from the canal. It is stated that the proposal will not increase the flood risk elsewhere. Walsden Water is culverted beneath the centre from the southwest corner and exiting to the centre north side (just offsite). The site is in flood risk zone 2. To accommodate this it is proposed that the access road into the site will need to fall from Rochdale Road to the lower level of the site in the location of Plots 1. It states that the surface water flood maps show minimal surface water flows against the side of Rochdale Road adjacent to the site (overall highway crossfall is towards the east site boundary). To ensure additional surface water flow from Rochdale Road does not make its way into the site, it is proposed that there should be a slight rise in level from the road edge to approx. back of pavement, before the access road falls into the site.</p> <p>The new access road will enter the site via the centre east boundary to the south side of the existing dwelling which will remain. It is stated that the new dwellings will have a double driveway and garden areas to the rear comprising soft landscaping/lawns.</p>

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

				<p>The Contamination Report states there is a very low risk of landslip, but that basic Radon precautions would be required. It is noted that as the site has been subject to construction and demolition (there was a mill previously on this site) , there is a risk of minor contaminants in the subsoil/made ground beneath the site.</p> <p>It is proposed that 6 trees will be felled prior to the development and 6 trees retained. Strict guidelines have been given about the protection of the trees during the building process.</p> <p>Although the site is in a bat alert area, the bat self-certificate states that there has never been evidence of bats roosting on the plot.</p>
--	--	--	--	---