

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7a	20/01548/FUL	Owler Mill Bacup Road Todmorden Calderdale OL14 7HL	Conversion and ground and first floor extension to existing vehicle repair garage to form a dwelling	<p>The proposal is to build a 3-storey 4 x bedroom dwelling by converting the attached garage. This will result in a total of 9 bedrooms in the main building and converted garage.</p> <p>The change of use will result in a reduction of one full time job. The application site is within 50m from a milestone dating from the late C18 which has Grade II Listed Building Status. It is stated that as there is no change to the existing setting of the building or the milestone. the proposal will not impact upon the setting of the Listed Structure and the milestone will not have any effect upon the new extension.</p> <p>Owler Carr Mill is a former textile mill constructed in the late 18th century during the formative years of the growth of the textile industry. The main body of the building is a typical 3 storey stone-built mill under a slate roof. A single storey extension from the 20th century on the eastern end of the mill building is the subject of this application. The property ceased textile operation and in the 1950's became a vehicle car repair workshop and commercial garage. Planning Permission was granted by Todmorden Borough Council in the second half of the 20th century to convert the Upper Floors of the building to provide residential unit of accommodation. The building is currently in mixed use with a residential unit on the upper floors with a vehicle repair workshop on the ground floors.</p> <p>The proposed materials are matching: tone and render walls, slate roof, grey upvc windows although the door will be a composite residential door rather than a roller shutter. The access and hard standing will be permeable. There will be 3 parking spaces (a reduction of 2).</p>

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				<p>Highways have commented the plans cannot be accepted without a detailed plan of parking and the proposed treatment for the parking areas and driveway .that the visibility splay onto the highway from the existing access is substandard, but as this is existing and the proposed development unlikely to further intensify the junction. It is stated that the 3 parking spaces should be accessible from the highway and that vehicles should be able to both enter and leave in a forward gear. A detailed plan is required to show the parking facilities available, the surface treatment of the parking areas/driveway and a refuse storage area.</p> <p>The application form indicates that there is suspected land contamination.</p> <p>The Preliminary Bat Roost Assessment and Dusk Emergence Survey did not record any evidence of bats (i.e. droppings) and no bats were recorded as emerging from the garage proposed for conversion. The garage predominantly supports features of low bat roost potential for bats, with two features being of moderate value. However, given the presence of a bat emerging from the roof tiles of a cottage located approximately 10 m from the garage, prior to any building works taking place, a pre-works inspection of the garage should be undertaken by a licensed bat ecologist. The applicant has agreed to integrate artificial bat roost features with the building design, which is intended to function as a biodiversity enhancement feature for the local bat population.</p>
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