

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7b	21/00841/FUL	Land South Of 335 Bacup Road Gorpley Road Todmorden Calderdale	Construction of dwelling house	<p>The proposal is for 1 x 2-storey 2 bedroom house. The site is just to the south of Midgelden Brook and Gorpley Road close to the junction of Gorpley Road with Bacup Road.</p> <p>The site was last used as a coal merchants' area with a coal delivery yard with adjoining tramway which delivered material from Todmorden Moor Colliery. The raised stone platform along the south side of the site is consistent with its use for loading sacks onto a wagon. The site is within the coalfield consultation area but it is stated that the property is not within the zone of likely physical influence on the surface from past underground workings. Also, it is stated that there are no known coal mine entries within, or within 20 metres of, the boundary of the property. About 60M to the south there is a small mine drainage remediation facility which has an engineered banking to the rear. The water treatment plant comprises two lagoons associated with contaminated waters. Adjacent land has recently been investigated by the Coal Authority and banks constructed. It is expected that appropriate remedial actions were undertaken by the Coal Authority if contamination was revealed.</p> <p>There is a potential risk to inhabitants from ground contamination related to the former use of the site as a coal distribution yard. There are potential sources of site contamination from previous uses including: site spoil, vehicle use and railway use.</p> <p>It is stated that the site lies within an area where between 3% and 5% of homes are above the action level recommended by the national radiological protection Board. It is therefore considered that special protection measures are necessary.</p> <p>It is stated that proposed design has been produced to minimize overlooking with the adjacent existing dwellings and to provide sufficient car parking and turning space.</p>

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				<p>The next building west of 335 Bacup Road is the former Congregational Sunday School, a grade 2 listed building.</p> <p>It is proposed that a new retaining wall will be constructed around the east, south and west sides of the site. A land drain will be installed at the rear base of this to collect adjacent surface water run-off and discharge it to Midgelden Brook via a catchpit and attenuation tank.</p> <p>It is stated that the proposal is to provide a single dwelling with minimum impact on the environment and with a very low carbon impact. Materials for the dwelling have been selected for their sustainability and to match those of the existing adjacent houses within the conservation area. Natural slates have been selected for the roof and regular coursed sandstone for the walls. These materials have a low carbon impact in terms of their extraction and sourcing and transport to site from local UK production. They are durable and can be recycled. The proposed materials are coursed stone walls, blue slate roof, upvc windows and doors. There will be 2 parking spaces which is an increase of 1.</p> <p>It is stated that the house will provide modest accommodation of 92 sq.m in a very sustainable location, within short walking of a bus stop with regular bus services connecting with Todmorden railway station and the national railway network.</p> <p>It is stated that the site is flood zone 1 not vulnerable to flooding or surface water flooding although it is within 20 metres of a watercourse. It is stated that The principal source of risk of flooding Midgelden Brook a tributary of the River Calder to the north of the site. The Environment Agency indicative flood map shows the site to a low probability of flooding from rivers and the sea and at very low risk of flooding from surface water. It is stated that a topographic survey of the site shows that the north part of the subject site is level with the highway. It is recommended that care should be taken at the detailed design stage and at the construction phase of the work to avoid any pathways that would cause the discharge of surface water onto the site, especially during flood conditions.</p>
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