

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7b	20/00646/FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended Plans)	<p>TTC Previous comment:</p> <p>This application is NOT SUPPORTED. The conditions proposed are useful but they are still not considered robust enough to address the core concerns of land instability, the steepness of the site, the risk of additional surface water flowing downhill from the site the narrow steep access road, the very tight bend and lack of parking provided. The banking is currently held in place with vegetation. Planning permission was approved in 2012 before 3 major floods took place in Todmorden so the flooding concerns exacerbated by climate change could not have been considered at that time. Also, the original permission was for a smaller number of dwellings. Todmorden has a history of flooding and landslip. The geotechnical survey refers to the potential of land instability but it suggests some potential mitigating actions will be sufficient. It is strongly recommended that a more detailed geotechnical survey be completed. In the 1980's planning permission was given for a hillside site in Todmorden for a school to be built. As soon as the foundations were started a major land slip occurred and the building had to be aborted. Another planning application was submitted in 1991 for 80 houses to be built on the same site. The local community funded a thorough geotechnical survey which demonstrated the significant issues with the site and no building has taken place. Members are very concerned that this proposed building will have a similar fate. They considered that this is one of the worst sites in Todmorden on which to build, let alone building six flats. It is unacceptable for nearby residents to have their properties under the threat of landslip and the potential increase in surface water for properties below when this is already a serious issue. road is narrow and steep (probably just over one car width) and the bend tight, so it will be difficult to accommodate any extra traffic and parking. It is difficult to imagine how the building could actually be done with the amount of</p>

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				<p>materials that will need to be delivered to the site. Even if one or two extra people try to park their cars nearby it will be impossible as there is no parking available.</p> <p>No attempt to comment on surface water run-off, mitigation for the dangerous road, the provision of parking or to provide a detailed geotechnical survey has been made.</p> <p>Other Comments Received: Highways – previously commented that the pavement provision is acceptable, however, they could not agree to the current plans until provisions are stated for cycle and refuse stores. A subsequent comment stated that the location of the cycle store is satisfactory but confirmation is requested that this be secure. Also, that the detail of the location of the refuse store should be made available.</p> <p>Rogers Geotechnical Services has visited the site and said that there had been no negative developments since their first visit. No detailed geotechnical survey has been done as requested, however, the proposal is that trenches will be dug prior to the design (to assist the most cost-effective design) and this will be supervised by a geotechnical engineer to monitor land stability. Comment is made that the relocation of the building to nearer the road will ensure a lesser need to cut into the bank.</p>	
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