

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7c	21/00832/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Construction of new industrial unit on existing demolition storage yard	<p>Planning was granted for a similar building used solely for storage in 2012 under reference 12/00178. This was not constructed and so the site is still in use as a demolition storage yard.</p> <p>The proposal is for an industrial building with a warehouse, office, canteen, 2 x toilets, 1 x shower and a first-floor mezzanine which will occupy approximately two thirds of the site. The building has been designed to one end of the site as per the previous planning application. This leaves space for a small yard and parking for two cars. It is stated that the building in its setting would be suitable due to its location next to the large railway wall and being on the side of a main road. Any of the buildings nearby are of similar scale. Access / egress to the building would be as per existing access via Burnley Road. This is an existing access already used by the demolition yard traffic.</p> <p>The site itself is a flat concrete yard used for storing demolition salvage. A review of historical maps indicates that the Site has been used as a yard for many years. Land contamination is suspected because of its previous use and proximity to the railway. It is recommended that a land contamination survey be done as part of a phase 2 report.</p> <p>The proposed materials are: the walls - stone plinth with green cladding panels and the roof will be green cladding panels.</p> <p>The site is at risk of flooding. It is stated that most of the site lies in an area classified as Flood Zone 2, with a small portion being in Flood zone 3. The proposal is to construct the new building on the section of the site that is within flood zone 2. The area of site that is in</p>

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				<p>flood zone 3 would remain a parking / turning area. As such the area of site in flood zone 3 remains no higher risk of use. Flood mitigation measure are recommended.</p>
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