

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7d	20/01519/FUL	296 Rochdale Road Todmorden Calderdale OL14 7QD	One pair of semi-detached dwellings (Amended plans)	<p>The applicant has submitted revised plans for the access route off Rochdale Road.</p> <p>Highways has commented as follows:</p> <p><i>The amended plan now showing an extended visibility splay is acceptable in principle but the boundary treatment shown as not exceeding 1.1m needs to be reduced to a height not exceeding 900mm to facilitate the safe visibility splay. Off street parking for 2 vehicles per dwelling is required and needs to be identified on a scale plan. There is no cycle parking indicated. This will be required at each property. Ideally this should be internally within the property. If external it needs to be in accordance with the Secured By Design Homes 2019 document, paragraphs 56 and 57. In terms of dimensions at least 2m x 1.4m with an opening of at least 1m is required as this would accommodate two cycles. Note that vertical storage is not accepted.</i></p> <p>TTC has been invited twice before to comments on these plans. Responses were sent as follows:</p> <p>3/2/22 Not supported</p> <p>Serious concern was expressed when this was previously submitted especially because of highway considerations. This issue has not been addressed in this updated application and it is noted that the Highway Officer does not support these plans</p>

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				<p>16/9/21</p> <p>Concern was expressed about potential overdevelopment of the site if the 3 plots go ahead according to the plan. The plot referred to is for 2 semi-detached houses not 2 detached dwellings. It is suggested that Highways confirm that the access route off Rochdale Rd is acceptable. It is also suggested that the access road and hard standing be permeable and that the 6 trees to be removed are replaced on the site with native trees.</p>
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