

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7f	22/00703/FUL	Unit 1, Canal Side Industrial Estate, Salford Way, Todmorden, OL14 7AJ	Two warehouse units	<p>The proposal is to build two warehouse units on a site where a masonry walled warehouse previously stood. This was demolished several years ago and the site has more recently been used as a storage and goods depot by the Environment Agency. By adopting the site of the historic warehouse as the site for this proposal it is stated that it is intended to maintain and enhance important views within, into and out of the area.</p> <p>The warehouse is required by Pennine Components Ltd, a wholesale electrical component company, currently located at 65/67 Halifax Road, Todmorden. The company has outgrown its present premises that comprise conjoined terraced properties that are more than 100 years old.</p> <p>The footprint of the new building is 292.4m² and is proposed that it will be built from materials matching the existing phase 1 wholesale warehouse that is on the same site. It is proposed that there will be a coursed stone base with light grey cladding above and PVCU doors and windows. Both Units will have ground and Mezzanine floor levels. The height of the building will be 7.3m. Permeable concrete will be used for the car park.</p> <p>It is stated that the replacement building will have a minimum impact on the environment and have a very low or neutral carbon impact. Materials have been selected for their sustainability and to match those of the neighbourhood.</p> <p>It is proposed to increase the number of parking spaces from 12 to 16 and cycle spaces from 6 to 10.</p> <p>It is stated that there are no apparent sources of contamination on the site.</p> <p>It is stated that the principal source of risk of flooding is the Walsden Water to the east of the site and the Rochdale Canal that bounds the NW side of the site. The Environment Agency indicative flood map shows the</p>

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				<p>site to be between flood zone 2 and flood zone 3 having between a 1 in 200 and a 1 in 100 or greater annual probability of river flooding. It is proposed that mitigations will be put in place to deal with flooding.</p> <p>It is stated that the siting, materials, scale and design of the building have been determined to be sympathetic to the Todmorden Conservation Area.</p> <p>It is stated that the building will contribute additional employment within the local community and economy.</p>
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