

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7f	22/00150/FUL	Cloughside House Peel Cottage Road Walsden Todmorden Calderdale OL14 7BF	Construction of 2 x detached dwellings with associated parking and amenity space	<p>The proposal is for 2 x 3-bedroom two storey detached houses, each with a car parking space and a garden. One house will be larger than the other.</p> <p>The proposed materials are either stone cladding or brick walls, grey slate or clay roof tiles and UPVC windows.</p> <p>The site is within Flood Risk Zone 1 and is not at risk of flooding. However, the site is adjacent to a flood zone 3 at the rear.</p> <p>Regarding land instability the recommendation is that a limited site investigation be done prior to development of the site to confirm the ground conditions and depth to suitable founding strata across the development area.</p> <p>It is stated that an Ecological Impact Assessment (not provided with the information supplied) has identified a badger sett on the site and that this will need to be managed appropriately. Also, precautions will need to be taken if the building is to be done in the nesting season, for birds and hedgehogs. Japanese Knotweed, an invasive species will need to be removed.</p> <p>It is also stated that a bat survey will be done, this has not been provided.</p>

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