SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note	
7j	20/01478/FUL	Land West Of 7 California Drive Todmorden Calderdale	Residential development of one pair of semi-detached dwellings	The proposal is to build a pair of 4 bedroom semi detached houses on what is currently vacant land. It is proposed that the materials will be traditional: stone walls, slate roof but with PVCU windows. The phase 1 desk study assessment states that there is a risk from land instability related to historical quarrying activities and therefore a detailed land stability assessment be done. It is suggested that intrusive investigations be done to identify the best foundation solution. It is recommended that a further assessment be done to identify the risk from ground gas. It is recommended that the following be done: • Topographical survey / service trace. • Detailed land stability assessment. • Arboricultural survey to assess the trees species present on site. • A phased approach of Intrusive site investigation, comprising: o Trial pitting first (tracked excavator) to create access and determine shallow soil types. o Dependant on the trial pitting, conduct windowless sampling and/or cable percussive drilling. o Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored. o The undertaking of soil infiltration rate testing. o Geotechnical testing of soils. o Contamination analyses of soil.	

CONCLUSIONS AND RECOMMENDATIONS

7.1 Geo-Environmental

The was part of former quarry and has remained undeveloped through time. Some potential infilling may

have occurred, although the presence of the steep slope may preclude deep loosely placed deposits. Based on the proposed residential development, the overall risks to human health are low to moderate.
There is considered a risk from ground gas due to the presence of made ground associated with the quarry and the former quarries and reservoir/pond surrounding the site. Further assessment is recommended to confirm the risk.
The overall risk to controlled waters is considered to be low.
The risk from off-site sources of contamination is considered to be low to moderate.
7.2 Geotechnical
The proposed development will comprise two conventional houses, with associated private gardens, shared access and associated car park area. Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design.
The site is potentially at risk from land instability related to historical quarrying activities. A detailed land stability assessment will be required to determine the risk.
Drainage to SUDS is a potentially viable option for the site. However, given the potential land stability issue and the possible presence of made ground, further assessment is recommended to evaluate the feasibility.
7.3 Further Work
To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken.
Therefore, to allow future development of the site the following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site.