

From: [REDACTED]
Date: 30 July 2021 at 17:01:44 GMT+1
To: deputytownclerk@todmorden-tc.gov.uk
Subject: **Planning Application 20/01367, 12 Houses in lieu of 9 Industrial Units, Derdale Street, Todmorden**

Good afternoon and I hope all is well in Todmorden.

It has been a while since the comments of Todmorden Council were posted on-line but I am informed that there has been 4 successive Planning Officers who have been dealing with this Application who have left the Council.

The Application has been gathering dust for 6 months; however another Planning Officer has been allocated to the Application and we are hoping that it may be possible to progress it.

I have noted the comments of Todmorden Council and it seems that the proposals may have been misinterpreted in the Council's assessment.

Firstly the Application does not propose to raise levels of the Application site. The raised level of the site has been approved under Planning Permission 03/00937 in accordance with the Flood Risk Assessment that was approved with no objection from the Environment Agency.

The development has commenced with the construction of 34 residential units on the approved raised site. Most of the constructed dwellings are occupied and have been proved to be safe and resilient during the 2015 and subsequent flood events confirming the success of the approved Flood Risk Assessment.

It is worth noting that the Approved Flood Risk Assessment was undertaken by JBA Consulting who assisted the Environment Agency in preparing the Flood Modelling for the River Calder.

Compensatory Storage Calculations were approved and agreed as being satisfactory.

The new proposal is for 12 houses in lieu of the Approved 9 Industrial Units.

The Industrial Units can be constructed on the approved raised levels of the site. This permission has 100% impermeable hard site surface with roof drainage. All of the surface water drainage (100% of the site area) can enter the existing sewers without on-site storage and without attenuation.

The proposed residential use will provide mitigation for the surface water drainage. Less than 40% of the site is hard surfaced impermeable and the proposed design of the drainage provides for on-site storage and attenuated flow to the sewers.

It is agreed by Calderdale Drainage and Yorkshire Water that there is spare capacity in the surface water sewer. The design of the surface water drains have been undertaken by one of the leading specialist hydro-consultants in his field.

So instead of exacerbating the existing situation it will in fact make the situation much better.

The highway safety issue is a major concern and after almost 30 years the re-introduction of heavy goods vehicles through an essentially residential area is incompatible to the residential amenity.

Having lived in Todmorden for almost 50 years and responsible for the construction of over 500 homes in the town during that period, I do not wish to propose development that in any way compromises the success of the development so far.

I hope this makes the situation a little clearer and in light of this information, I hope you may be able to re-consider your comments.

I thank you

█
██████████
████████████████████