

Item 8 Development Committee 5 June 2024

Adamroyd/ Victoria Rd

1. One of the residents of Victoria Rd has written about her concerns about the Adamroyd/Victoria Rd development.

'I have concerns about the additions of concrete foundations to this site increasing the area of flooding. My understanding from the Department of Education who I have had several meetings with regards to St Joseph's school is that the site should be digitally mapped. This would predict the impact of the buildings on future flood levels.

I have a video of the February 2024 flooding and it shows that the water level was quite close to flooding houses on Victoria Road. My garages flood anyway, so I'm not expecting that to change but I do have concerns for houses that near miss flooding, may flood in the future due to this site.

I do also have major concerns about the access being onto Victoria Road. This will lead to grid lock. I hope that you can have an impact on these concerns.



2. The site has been cleared but there has been a delay with progressing with the building. Calderdale Council has provided the following information:

'Planning permission was granted for 45 residential dwellings under planning permission 08/02020/Ful on 11/02/2014 and a subsequent Non-Material Amendment to application 08/02020 Amendment to conditions wording required to allow commencement of development prior to expiration of planning permission was permitted on 18/05/2017. An initial Building Regulations Notice was submitted for the construction of 45 dwellings under reference 17/10017/INCOM with the re-development of the site being overseen by an Approved Inspector, not the Local Authority Building Control Department. If development has/does proceed, then The Local Planning Authority would need to assess whether it has the benefit of an extant planning permission'.

Susan Miles
Assistant Town Clerk
28 May 2024



