

tony deakin

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March 2014

FLOOD RISK ASSESSMENT

**Conversion of and Extension to Existing Garage
To form Dwelling
Greenhills
Ramsden Wood Road
Walsden
Todmorden
OL14 7UD**

The Application Site is to the south of Ramsden Clough which is identified as being subject to flooding by the Environment Agency.

The Application Site is located at a height of 9.95m above the river bed level of Ramsden Clough (See Site Section jph.rw.42)

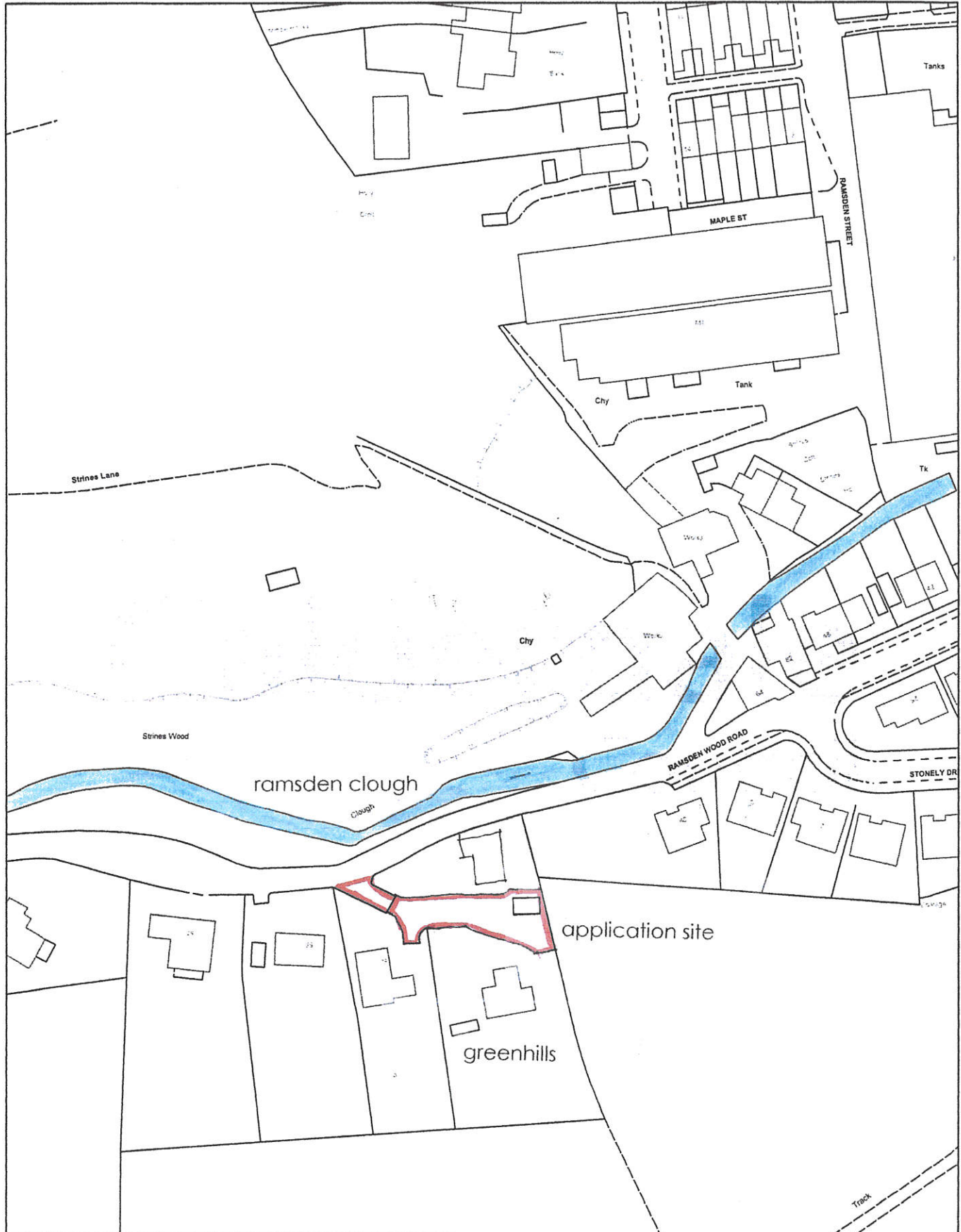
The site has never flooded and it is highly unlikely that flood waters will reach such an elevation.

There will be no loss of flood plain storage because the site has never flooded and is unlikely to do so.

Safe evacuation is available around the property at levels above projected flood waters.

In summary, the proposal is at no risk from flooding.

Tony Deakin



 <p>Calderdale Council Regeneration and Development</p>	<p>Duncan Hartley Head of Planning and Regeneration Northgate House, Northgate, Halifax West Yorkshire, HX1 1UN</p>	<p>Greenhills Ramsden Wood Road</p> 
	<p>Telephone No. : (01422) 357257 Fax No. : (01422) 392205</p>	<p>Scale 1:1250 Date 6 Jun 2006 Time 12:29:27 PM</p>
<p>Planning and Regeneration Services</p>	<p>Website : www.calderdale.gov.uk Email: town.planning@calderdale.gov.uk</p>	<p>Crown copyright. All Rights Reserved (Calderdale MBC) (Licence No. 100023069) (2006)</p>

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CONTAMINATION STATEMENT

**Conversion of and Extension to Existing Garage
to form Dwelling
Greenhills
Ramsden Wood Road
Walsden
Todmorden
OL14 7UD**

The property known as Greenhills, Ramsden Wood Road, Walsden was constructed on virgin 'Greenfield' land in the 1970's

There is a succession of recent Planning History on the Site.

05/01732 Detached Dwelling Approved
06/01765 Detached Dwelling Approved
07/02580 Detached dwelling Approved
12/00422 Conversion and Extension of Garage to form Granny Flat Approved.

All these Applications were granted Planning Permission and a Contamination Report was submitted with each Application which identified no risk of contamination. A copy of that Report is attached.

There has been no material change in circumstance subsequent to those Planning Permissions except the erection of one of the approved dwellings.

Therefore the Application Site continues to be at no risk.

Tony Deakin

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Tuesday 25 March 2014

Phase 1 report on contaminated land as prepared in 2005

Detached dwelling
ADJ Greenhills
Ramsden Wood Road
Walsden
to Morden
OL14 7UD

Description

The application site lies approximately 3 miles to the south of Todmorden Town Centre, on the valley sides of Ramsden Clough. The site is currently the cultivated private garden of Greenhills and is elevated some 4m above Ramsden Wood Road.

The proposal is to erect a detached dwelling.

History of the site

The historical OS extract of 1907 identifies the plot as virgin 'Greenfield' site together with much of the surrounding area.

To the west by 260m Ramsden Mill is identified which was involved in textile dyeing and processing. Strines Mill is located 60m to the east and is shown as discussed.

The OS extract from 1950 shows a similar position as in 1907.

By the late 1970's the land on the south side of Ramsden Wood Road has been developed with a residential development at Stoney Drive and individual dwellings along the Ramsden Wood Road frontage. [See submitted OS extract.]

Strines Mill was used as a 'triple works' processing offal, and Ramsden Mill was still in operation as a textile dyeing works. It is reported that pollution from dye had entered Ramsden Clough on several occasions during the 1980's. Ramsden Mill ceased operation in 2000 and is now being developed for residential purposes.

The application has remained a private garden since the erection of 'Greenhills' in the early 1960's.

Other information

Presently there is no known pollutant source identified within 250m of the application site. Ramsden Mill ceased operation in 2000 and it is considered that any underlying past pollution will have been dissipated through the watercourse over the past decade.

A 'walkover' of the site and surrounding area revealed nothing apparent either visually or on the ground to suggest that contamination will be an issue.

The natural surface water drainage from the hillsides to the south passes through the application site, but there is no pollutant source to this wooded hillside and pasture land above. Thus there is no likelihood of water transmitted contamination.

Summary

Previous pollution has taken place to Ramsden clough, but this has ceased. Ramsden Clough river bed is approximately 5m below Ramsden Wood Road and the application site is some 4m above road level. Transference of any pollutant is unlikely. Remediation works have been carried out at Ramsden Mill to ensure no further contamination from past use will occur.

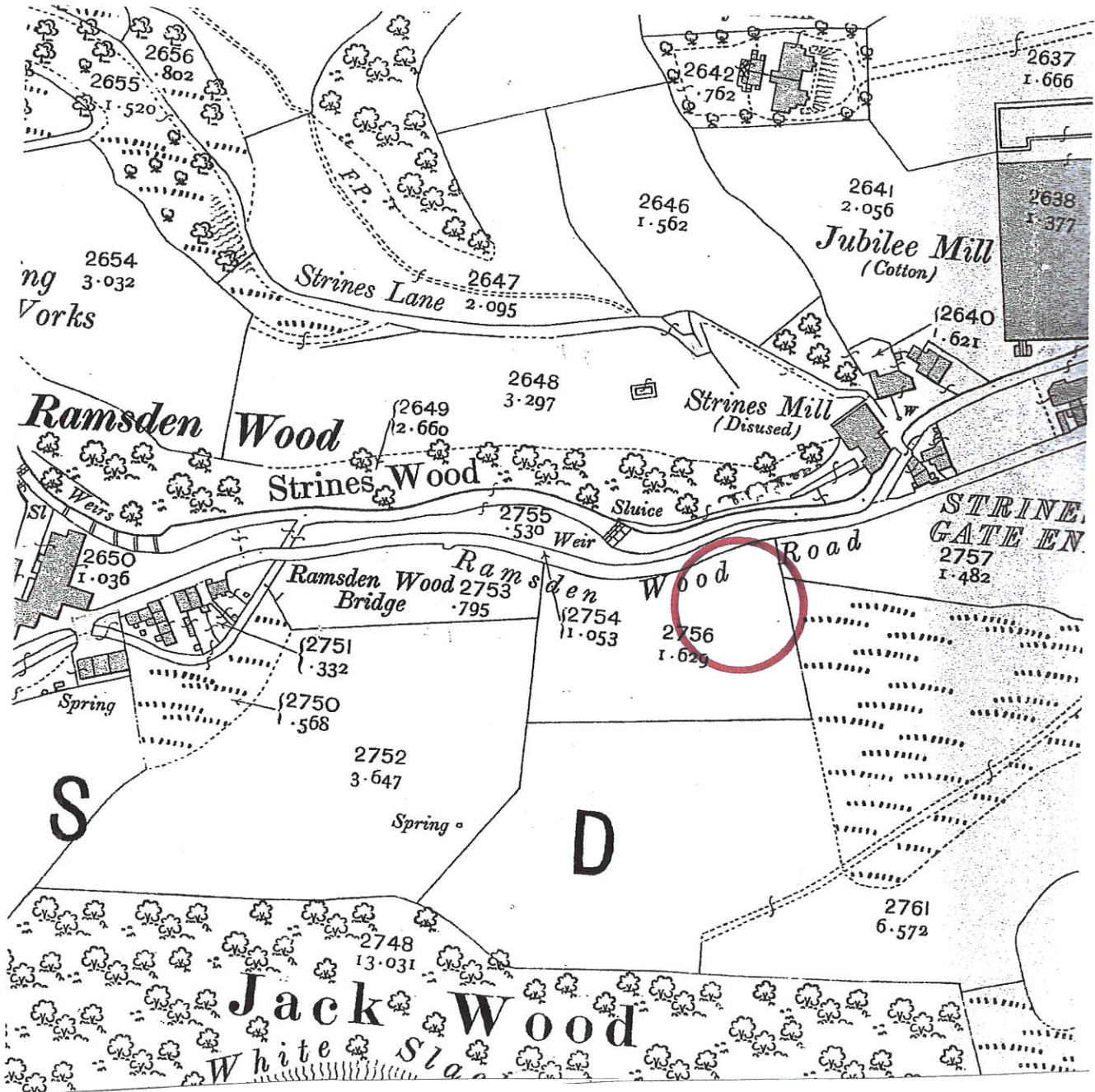
The application site has been 'greenfield' and subsequently private cultivated garden for its history. Based upon all the foregoing information it is considered that the application site is at 'minimal' risk of contamination.

Tony Deakin
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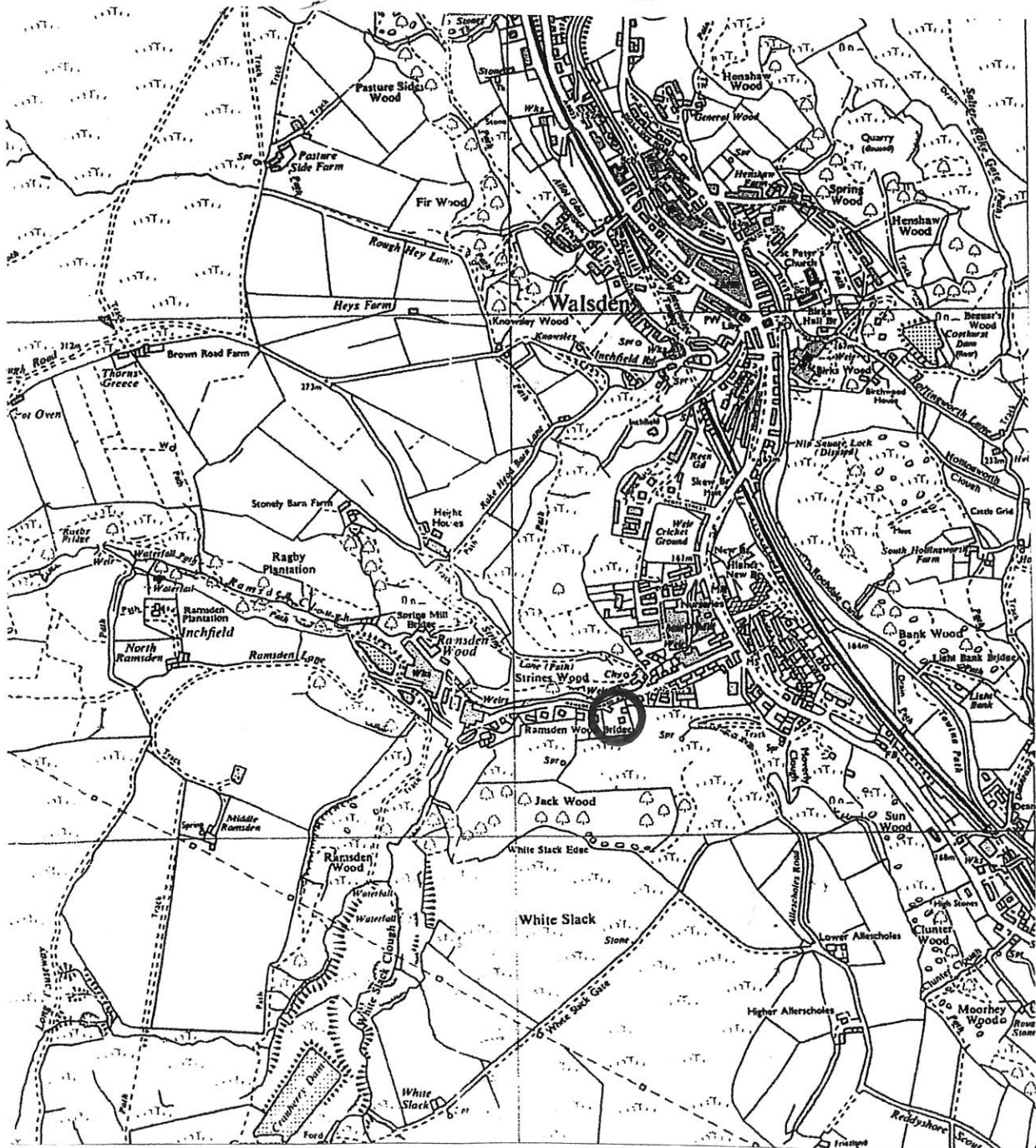


Historical Map 1907

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Historical Map 1970's

