

Proposed New Homes



Land North of Todmorden Road, Bacup, OL13 9TY

Introduction

Hourigan Connolly (Chartered Town Planners) has been instructed by Developments South West Limited to notify surrounding residents that an outline planning application for residential development is currently being prepared for the area of land to the north of Todmorden Road, Bacup (shown edged in red above).

The site forms part of a wider area of land proposed to be allocated for housing by Rossendale Borough Council in the emerging Rossendale Local Plan (Site H40).

This leaflet forms part of the Pre-application Consultation process and provides the opportunity to comment directly to the applicant on the proposals prior to the submission the planning application.

When the planning application has been submitted, Rossendale Council will notify surrounding residents as part of their own consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.



Consultation Period

Consultation runs until **12 April 2021**.

How to comment

By email:

feedback@houriganconnolly.com

using "Todmorden Road" as the email subject line.

On our website:

www.houriganconnolly.com/todmordenroad

By Post:

Todmorden Road Consultation
c/o Hourigan Connolly
1 St. Peter's Square
Manchester
M2 3DE

Proposals

The planning application will be made in outline. Detailed approval will be sought for the proposed vehicular access only, which will be taken directly from Todmorden Road.

The above layout is provided purely for illustrative purposes, to demonstrate how a scheme for 63no. family homes could be accommodated on site. Investigative work has been undertaken to inform the planning application, including looking at ecological, flood risk, landscape and trees, ground conditions and highways matters. The layout has been informed by the topography of the land, the presence of an existing watercourse, the historic ground conditions and ensuring the proposed access would be suitable and safe for both the new homes and the existing local highway network.

Further details have been uploaded to our website:

www.houriganconnolly.com/todmordenroad

We invite you now to submit your comments on the draft proposals and this can be done either by post, email or via our website (details to the left).

Please note: All comments received will be made public in the Pre-Application Consultation Statement which will be submitted with the forthcoming planning application. All personal data will be redacted.