

TWC/2016/0553 Land East of Loadcroft.

Land Stability and voids.

The applicant's own Ground Investigation consultant states that ground instability can be foreseen and in section 7 of the report dated October 2014 states that the land is unstable and the margin of safety is almost negligible under present conditions. It further states that "building on ground known to be unstable is "not usually recommended" and that the gradual downhill movement is certain to continue indefinitely; there is no means by which the site might be stabilized at reasonable cost."

It further states that "The conclusion based on the geotechnical information available is that further development would incur some risk of continuing long term damage" Despite this the report continues "the need for periodic maintenance must be accepted. This might include freeing sticking doors and windows" "Service connections (e.g. to a septic tank) should be flexible and they may have to be repaired occasionally"

It is surprising that the local authority is considering giving planning permission for a house that will be continually subject to damage caused by landslip, and TGPC wonders who would be prepared to buy such a property even if a mortgage and insurance could be obtained. The property might end up being an uninhabited white elephant and cause problems for the neighboring properties as well. Unless the property is built with piles fixing it to the substrate to prevent movement, this construction should not be allowed.

It is recommended that advice is sought from a TWC geotechnical engineer – in the past they have expressed much concern over this site. Ref their comments dated 6/6/11 in relation to application TWC/2011/0410.

The stability check list states that there are no voids in the vicinity – although the stability report mentions the Reynolds Tunnel (section 7.4). The site for this application is referred to as plot 1 in the report and is regarded as outside the zone of influence of the tunnel. It is suspected however, that there are various caverns in the area, similar to that into which the former house Christina, on the plot above, collapsed. Limestone and coalmining occurred in the past. The report does not indicate what measures have been taken to fully eliminate the presence of such voids.

If permission for the lower property, (plot 2 on the ground investigation report) application TWC/2016/0555 was given, the proposed excavation of the ground to form a drive way for access from New Road would likely further increase the down slope movement on this site and put at risk properties further up the slope.