Flood Management Consultation

Consultation on Application Number: 2016/62/90124/E

Address: The Black Bull, 37, Halifax Road, Millbridge, Liversedge, WF15 6JR

Proposal: Erection of extension

DC Officer: Katie Wilson

Drainage Officer: Gemma Snell

Comments:- The submitted plans indicate that the proposed extension will be built over Lands Beck which runs to the rear of the property and is classed as a main river. The Environment Agency must therefore be consulted.

Flood management will object to any proposal to build over a watercourse as this places additional loading on the culvert which will increase the risk of collapse and limit any access required for future maintenance and repair.

The extension must be designed so that it does not encroach over the watercourse and maintains a suitable easement for access.

We therefore OBJECT to the proposal until an alternative scheme which addresses the above is submitted.

If the applicant would like to discuss these comments further please contact me on 01484 221000.

Signed: Gemma Snell

Date: 7th February 2016.