

Ms Farzana Tabasum
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2016/135017/01-L01
Your ref: 2016/60/92298/E
Date: 08 August 2016

Dear Ms Tabasum

OUTLINE APPLICATION FOR RE-DEVELOPMENT OF FORMER WASTE WATER TREATMENT WORKS FOLLOWING DEMOLITION OF EXISTING STRUCTURES TO PROVIDE EMPLOYMENT USES (USE CLASSES B1(C), B2 AND B/) AND RESIDENTIAL USE (USE CLASS C3): FORMER NORTH BIERLEY WASTE WATER TREATMENT WORKS, OAKENSHAW, BRADFORD, BD12 7ET

Thank you for consulting us on the above application. This development will only meet the National Planning Policy Framework's requirements if the following planning condition is secured.

Condition (FRA implementation)

The development shall be carried out in accordance with the submitted flood risk assessment (ref: 60304, dated 12 May 2016) and the following mitigation measure it details:

- All residential and commercial buildings and their servicing access roads shall be placed outside of the 100 year flood outlines determined by the FRC model.

Reason: To reduce the risk of flooding to the proposed development and future occupants

These measures shall be fully implemented prior to occupation, and according to the scheme's phasing arrangements (or with any other period, as agreed in writing, by the local planning authority).

Hunslet Beck – advice to LPA

The proposed development site borders Hunsworth Beck which is an ordinary watercourse and as such is the responsibility of the Lead Local Flood Authority (LLFA). The LLFA will therefore need to be consulted regarding the proximity of the development to Hunsworth Beck.

If you have any further questions, please do not hesitate to contact me.

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Yours sincerely

Nick Pedder

Planning Adviser - Sustainable Places

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