Flood Management Consultation

Consultation on Application Number: 2016/62/94089/W

Address: Flinders Mill, St John's Road, Birkby, Huddersfield, HD1 5HU

Proposal: Erection of single storey extensions and alterations to existing storage/distribution (B8) warehouse/ancilliary trade counter (within a Conservation Area)

DC Officer: Beatrice Kunaka

Drainage Officer: Gemma Snell

Comments:-

Clayton Dike is a main river and crosses the site in culvert. The Environment Agency must therefore be consulted.

Flood Management will object to any proposal to build over a culverted watercourse and the submitted plans fail to demonstrate the route of the culvert in relation to the proposed development.

Building over a culvert places additional loading on the structure increasing the risk of a collapse. It also limits access for future maintenance and repair.

Flood Management therefore OBJECTS to the proposal until further details which address the above concerns are submitted.

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

Signed: Gemma Snell

Date: 27th January 2017.