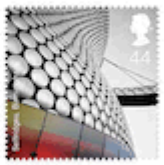
From: M Ahmad Iqbal <a.iqbal@iq-arch.com>
Sent: 27 February 2017 11:45
To: Matthew Woodward
Cc: studio@iq-arch.com
Subject: Re: Application No. 2016/94089 - Flinders Mill, St. John's Road, Birkby, Huddersfield.

Follow Up Flag: Follow up
Flag Status: Flagged

IQ Architecture + Design





Dear Matthew,

RE: Application No. 2016/94089 - Flinders Mill, St. John's Road, Birkby, Huddersfield.

I hope you are keeping well.

Further to our telephone conversation with reference to the above pending Planning Application, please find below summary of the salient points outlined in response to the objection raised following the Flood Management Consultation.

a. The Proposed Site Plan, drawing ref. IQ16.027.P-04B, documents the location of the culvert running through the site; please note the location of the inspection chamber (IC) which has been left clear of any development to provide future access for maintenance and inspection by the relevant authorities;

b. The proposed development namely the single storey extension which is in in close proximity to the culvert is to be erected using a steel frame structure, please note as part of the proposed works and the nature of erecting the steel frame it is envisaged that there will be limited excavation for foundations mitigating any concerns in relation to the integrity of the culvert. Should Flood Management or the Environment Agency not be satisfied with this the applicant is happy to provide a clear 1.5m easement either side of the culvert line stepping in the single storey structure to allow for the necessary clearance.

c. It should be noted by Flood Management that extensive works have been undertaken by the Environment Agency recently to strengthen the culvert in the area which has been accessed vide the inspection chamber (IC) on the application site.

Finally, with reference to the boundary treatments adjacent to the residential dwellings, please note descriptions are noted on the Proposed Site Plan, drawing ref. IQ16.027.P-04B. Following you consultation with the Environment Agency and Flood Management I will revise the site plan outlining height(s) of the boundary treatment.

I hope the above is met with your approval and look forward to hearing from you at your earliest convenience, in the meantime should you wish to discuss any aspect of the application please do not hesitate to contact me.

Kind regards

M Ahmad Iqbal

For and on behalf of **IQ Architecture & Design**

The Studio, No. 96 Blacker Road, Huddersfield, HD1 5HN.

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> On 24 Feb 2017, at 08:34, Matthew Woodward <Matthew.Woodward@kirklees.gov.uk> wrote:
>
> Hi Ahmad,
>
> I have not yet looked through this application. I will do this on Monday morning and give you a call after if that's ok. At least then I will know where we are up to with the application.
>
> Kind regards
>
> **Matthew Woodward**
> Senior Planning Officer
> Development Management
> Investment & Regeneration Service
> Kirklees MBC
>
> Kirklees Planning, PO BOX B93, Civic Centre III, Huddersfield, HD1 2JR
> 01484 221000
> Internal: 71929
> e matthew.woodward@kirklees.gov.uk
> W www.kirklees.gov.uk/planning
>
> ---
>
> **From:** M Ahmad Iqbal [mailto:a.iqbal@iq-arch.com]
> **Sent:** 23 February 2017 17:24
> **To:** Matthew Woodward
> **Cc:** studio@iq-arch.com
> **Subject:** Application No. 2016/94089 Flinders Mill, St. John's Road, Birkby, Huddersfield.
>
> <image001.jpg>
> Dear Matthew,
>
> **RE: Application No. 2016/94089 Flinders Mill, St. John's Road, Birkby, Huddersfield.**
>
> I hope you are keeping well.

I would like to discuss the above pending planning application with you specifically in connection to the Flood Management Consultation. I can be reached on the direct dial number in the email signature below, I have tried contacting you by telephone and left voice message with reference to this matter.

I look forward to hearing from you at your earliest convenience.

Kind regards

M Ahmad Iqbal

For and on behalf of **IQ Architecture & Design**

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