Mr Matthew Woodward
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2017/136393/02-L01
Your ref: 2016/94089

Date: 06 April 2017

Dear Mr Woodward

ERECTION OF SINGLE STOREY EXTENSIONS AND ALTERATIONS TO EXISTING STORAGE/DISTRIBUTION (B8) WAREHOUSE/ANCILLARY TRADE COUNTER (WITHIN A CONSERVATION AREA) – FLINDERS MILL, ST JOHN'S ROAD, BIRKBY, HUDDERSFIELD, HD1 5HU

Thank you for consulting us on the additional information submitted by the applicant which we received on 21 March 2017.

The email dated 27 February 2017 reference *'Re: Application No. 2016/94089 - Flinders Mill, St. John's Road, Birkby, Huddersfield'* does not address our concerns regarding the culvert crossing the site. We now have an improved understanding of the location of the culvert and it would appear as though it enters the site from the South Eastern corner of the site. As such, we have limited confidence in the line of the culvert as indicated in drawing ref. IQ16.027.P-04B and do not have a sufficient understanding of the proximity of the proposed building to the Clayton Dyke culvert.

Not enough evidence has been provided to demonstrate that there will be no loading on the culvert. The applicant will need to either provide an easement of 3 metres on either side of the culvert or demonstrate that nothing will be built within a 45 degree angle from the base of the channel. This is to ensure that there is no additional loading on the underground watercourse. As such, the 1.5 metre easement as stated in the email dated 27 February 2017 may not be sufficient.

As such we are maintaining our objection to the grant of planning permission and recommend refusal.

Yours sincerely

Mrs Beverley Lambert
Sustainable Places - Planning Advisor

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