

LLFA Decision:	Approve with Conditions
Application Number:	2018/90209
Application Details:	Change of use of mill to form 45 apartments (within a Conservation Area)
Location:	Union Mills, Tanyard Road, Milnsbridge, Huddersfield, HD3 4NB
Response Revision Number:	0
Response Provided By:	Alex Fraser
Response Date:	16/03/2018

LLFA Comments

The Lead Local Flood Authority (LLFA) is a statutory consultee on major planning applications. Major development being:

1. Residential Development: 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
2. Non Residential Development: Provision of a building or buildings where the total floor space to be created is 1000 square metres or more or where the floor area is not yet known, a site area of 1 hectare or more.

We have no objection to the application **PROVIDING** the following **Approved Documents** and **Site Specific and Standard Conditions** are appended to the application.

Approved Plans/Documents

Plan/Document Name	Provided/produced by	Reference
Flood Risk Assessment	Mason Clark Associates	15826-L-FRA-001-R0

Site Specific Conditions

CONDITION

Prior to first occupation, a Flood Evacuation Plann shall be submitted and approved in writing by the Local Planning Authority in consultation with the LLFA.

REASON

To ensure that occupants can evacuation the site safely throughout the life of the development.

Technical Comments

We also make the following comments on the application.

The Environment Agency are the primary regulatory Authority for Flood Risk from Main Rivers and as such are responsible for reviewing and approving developments in flood zones 2 & 3. Their comment states they have no objection to the development. Kirklees LLFA have a concern that without a suitable Flood Evacuation Plan development users could be put at risk should a flood occur. Therefore, we have requested a Flood Plan condition be appended.

Due to the development only performing internal modification and no proposed changes to surface water disposal we have no other comments to make.

INFORMATIVE

We also offer the following informative:

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.