Rebecca Drake
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2018/138668/02
Your ref: 2018/91530

Date: 02 August 2018

Dear Rebecca

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO WAREHOUSE

LOCATION: 232 BRADFORD ROAD, BATLEY, WF17 6JD

Thank you for consulting the Environment Agency on the proposed single storey extension.

The site is located in Flood Zone 2 of the Batley Beck.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for the Proposed Extension 232 Bradford Road, Batley– April 2018 / 2018/2266/ EWE Associates Ltd and the following mitigation measures detailed within the FRA:

- Finished floor levels are set no lower than existing at 47.450m above Ordnance Datum (AOD).

- Flood Resilience and resistance measures will be incorporated into the

proposed development as stated in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

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

Informatives

Floodline Warnings Direct (FWD)

The applicant/occupants should phone Floodline on 0345 988 1188 to register for Floodline Warnings Direct. It is a free service that provides flood warnings direct by telephone, mobile, fax or pager. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

Flood Evacuation Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods'

http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf

as well as the communities and local Government publication `Improving the flood performance of new buildings' which can be viewed at:

http://www.communities.gov.uk/publications/planningandbuilding/improvingflood

Cont/d..

EPR FRA Permit

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Batley Beck, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

For main rivers such as the Batley Beck (adjacent to the site), we generally require an 8 metre easement strip along the length of the riverbank to be kept clear of permanent structures such as buildings. This is to maintain access to the riverbank for any improvements or maintenance

Services

It is recommended that services should be raised as high as practicable to avoid possible flood damage.

If you have any queries please do not hesitate to contact me

Yours sincerely

Mr Tim Crawshaw
Sustainable Places - Planning Advisor

Direct dial 020 847 48679
Direct fax
Direct e-mail Tim.Crawshaw@environment-agency.gov.uk

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