

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

Our ref: RA/2018/139408/03-L01
Your ref: 2018/93740
Date: 27 February 2019

Dear Glenn

PROPOSAL: RE-DEVELOPMENT OF TRAINING FACILITIES INCLUDING
ERECTION OF NEW TRAINING AND ADMINISTRATIVE
BUILDINGS AND FORMATION OF NEW PITCH FACILITIES
(FURTHER OR AMENDED PLANS/INFORMATION RECEIVED).

LOCATION: PPG CANALSIDE SPORTS COMPLEX, 509 , LEEDS ROAD,
HUDDERSFIELD, HD2 1YJ

Thank you for consulting the Environment Agency on the proposed de-development of training facilities at the PPG Canalside Complex on Leeds Road in Huddersfield.

Environment Agency position

Condition

The development shall be carried out in accordance with the submitted flood risk assessment D2871-FRA-001 Rev A by PSA Design dated 5th February 2019 and email from Paul Snape at PSA Design dated 07 February 2019 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 57.12 m above Ordnance Datum (AOD).
- Football Pitch level of 56.50 mAOD and as per the FRA and email from PSA Design 7 February 2019, ground levels managed to ensure no loss of flood storage as a result of development of the site
- No Drinking or sleeping accommodation on site

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

Ensure reasons are site-specific and related to planning policy. They can be provided

Environment Agency
Kings Pool Peasholme Green, York, North Yorkshire, YO1 7PX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

as free text or based on the following prompts:

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

Informatives

Advice to applicant - Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- * on or within 8 metres of a main river
- * on or within 8 metres of a flood defence structure or culvert
- * involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Access needs to be maintained to existing EA , LPA and other 3rd party flood defence assets, such as for example for maintenance purposes and operational response

Flood proofing - advice to LPA/applicant

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods

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

Department for Communities and Local Government: Improving the flood performance of new buildings:

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

If you have any queries please contact me

Yours sincerely

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Sustainable Places - Planning Advisor

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