

Louise Bearcroft
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2019/140387/01-L01
Your ref: 2019/92096
Date: 30 July 2019

Dear Louise

PROPOSAL: ERECTION OF WAREHOUSE FOR B8 USE (STORAGE & DISTRIBUTION) AND ASSOCIATED WORKS

LOCATION: STATION LANE, HECKMONDWIKE, WF16 0NG

Thank you for consulting the Environment Agency regarding the erection of a warehouse for B8 uses at Station Lane in Heckmondwike

Environment Agency position

The Environment Agency has no objection on flood risk grounds to this development as proposed on the submitted plans.

The proposed building is located outside of flood zones 2 & 3.

Environmental permit - advice to applicant

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 (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

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.

If you have any queries please contact me

Yours sincerely

Mr Tim Crawshaw
Sustainable Places - Planning Advisor

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