Liz Chippendale
Kirklees Metropolitan Borough Council
Planning Services
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2019/140841/04-L01
Your ref: 2019/93385

Date: 06 February 2020

Dear Liz

PROPOSAL: ERECTION OF ONE DETACHED DWELLING (WITHIN A CONSERVATION AREA)

LOCATION: 1 LOW GATE, KIRKBURTON, HUDDERSFIELD, HD8 0SE.

Thank you for consulting the Environment Agency regarding the proposed erection of a detached dwelling at 1 Low Gate, Kirkburton in Huddersfield.

Environment Agency Position

We have reviewed the additional information provided by Beam Consulting, dated 9 January 2020 and 4 February 2020

This email provides further information on the issue regarding the surface water discharge which has been discussed between the applicant and Kirklees Council to confirm a discharge to the sewer rather than main river culvert.

However we are maintaining our holding objection for the other remaining same reasons as per our previous objection, as no further information has been provided regarding the impact of the development on the culvert close to the site, through which a main river runs.

We are therefore not able to grant an Environmental Flood Risk Permit for this development without further information on the potential impact of the development on the culvert.

Impact of the development on structural stability of the culvert

As indicated in our previous response we provided a map showing a more accurate location of the culvert alignment beneath Lowgate. This would place the culvert approximately 2 metres from the development site in some places.

The applicant needs to carry out non-intrusive investigations to confirm the exact route of the culvert and confirm the distance of it from the development in meters.

The proposed development appears to be close enough that it could adversely affect the construction and stability of the culvert. This could compromise its function and could increase the risk of flooding to people and properties in the surrounding area.

In order to grant a permit for works within 8m of the culvert, we must be satisfied that that the development will place no additional loading either vertically or horizontally on the fabric of the culvert, which is likely to impact on the structural integrity of the asset.

Any impact on the stability of the culvert could result in an increased risk of collapse. The increased risk of flooding, as a result of any collapse, has not been considered

We suggest the layout of the development may need to be altered to ensure the proposed works/development on the site are further than 8 meters from the culvert whilst still assessing whether there will be any impact on the structural stability of the culvert. This needs to be done prior to the grant of any planning permission.

If you have any queries please contact me

Mr Tim Crawshaw
Sustainable Places - Planning Advisor

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

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