

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

Our ref: RA/2021/143115/01-L01
Your ref: 2021/91975
Date: 27 May 2021

Dear William

REDEVELOPMENT OF CROFT HOUSE SURGERY WITH DEMOLITION OF EXISTING 2 STOREY FLAT ROOF CAR PORT / OFFICE BUILDING, ALTERATIONS TO EXISTING BUILDING TO FORM 5 RESIDENTIAL UNITS AND ERECTION OF 3 DWELLINGS. (WITHIN A CONSERVATION AREA) – CROFT HOUSE SURGERY, 1145, MANCHESTER ROAD, SLAITHWAITE, HUDDERSFIELD, HD7 5JY

Thank you for consulting us on this application which we received on 17 May 2021.

We have no objection in principle to this proposal. This site lies within flood zone 1 and is therefore at low risk of flooding. The watercourse adjacent to this site, Bradley Brook, is a designated 'main river' and we have the following advice for the applicant.

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 03708 506 506. 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.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Mrs Beverley Lambert
Sustainable Places - Planning Advisor

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