



Planning Consultation Request
Town and Country Planning Act 1990
APPLICATION FOR PERMISSION TO DEVELOP LAND
CULVERT WATERCOURSE ON SITE

Observations By:	KC, Lead Local Flood Authority
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Application No.	2021/94380
Proposed Development:	Erection of first floor extension (within a Conservation Area)
Location:	Thor Cottage, 12, Thirstin Road, Honley, Holmfirth, HD9 6JG
OS Map Reference	SE 413684.88 411913.07
Applicant/Agent:	Kirk Architectural Service
Class:	Other Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **01-Mar-2022**.

If you would like to contact the Case Officer: Lucy Taylor for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/94380> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **01-Mar-2022** then the application may be decided without the benefit of your views.

Dated: 08-Feb-2022

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Lead Local Flood Authority**

2021/94380 Thor Cottage, 12, Thirstin Road, Honley, Holmfirth, HD9 6JG

Erection of first floor extension (within a Conservation Area)

Date Responded: 1st March 2022

Responding Officer: Paul Farndale

Responding Ref:

As the culvert in question is already built over by the previous extension works, this development of an extension at first floor level poses no additional risk in terms of location. There has been an attempt to camera the condition of the culvert but this failed due to water flow.

There is space for a future diversion to the rear of the properties should the culvert collapse at any point. As the condition is unknown there is a risk if it is in poor condition and in need of repair and renewal.

We strongly suggest therefore that the foundations are exposed and viewed by our building inspectorate to determine whether any risk is identified in the 'lack of protection' to the culvert, i.e. lintel protection and a class S bed and surround to the pipes, prior to commencing works.

