

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

Our ref: RA/2022/144175/01-L01
Your ref: 2021/94721
Date: 09 March 2022

Dear Victor

DISCHARGE OF CONDITION 4 (FLOOR/GROUND LEVELS AND DRAINAGE) OF PREVIOUS RESERVED MATTERS APPROVAL 2019/91638 FOR ERECTION OF 27 DWELLINGS PURSUANT TO OUTLINE PERMISSION 2017/92233 FOR ERECTION OF UP TO 34 DWELLINGS – LAND AT ABBEY ROAD NORTH, SHEPLEY, HUDDERSFIELD, HD8 8DY

Thank you for consulting us on this application which we received on 18 February 2022.

We did not request condition 4 and under normal circumstances would not comment on the information submitted to discharge it. The condition we requested is included on the decision notice as condition 23. We have reviewed the information because both conditions 4 and 23 relate to finished floor levels. The wording of conditions 4 and 23 is provided below:

Condition 4

No above ground works shall take place until a scheme of details of finished floor levels of each dwelling, together with corresponding finished ground levels and of surface and land drainage associated with any works, have been submitted to and approved in writing by the Local Planning Authority.

Condition 23

The development shall be carried out in accordance with the submitted flood risk assessment by ARP ref 1305/11/ARPjc dated 20 January 2020 and details for Flood Compensation by ARP dated 3/3/20, including the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 148.4 m above Ordnance Datum (AOD).
- Flood compensation storage shall be provided as detailed.

Finished Floor Levels

The 'Section 104 Layout' (drawing number 1305/11/03 dated April 2019 Revision U) shows finished floor levels of the residential properties are at or above 148.4 mAOD. We are satisfied that this meets the requirements of the first part of condition 23. However, the level of some of the garages is below this, which could result in water ingress during a flood. As these are not habitable spaces, we are less concerned about

the levels of the garages, the LPA may wish to discuss this further with the developer.

Ground levels and compensatory storage

Condition 4 requests details of 'corresponding finished ground levels'. However, we can see some overlap in the requirement for compensatory storage required by condition 23.

Longitude sections have been submitted to discharge condition 4 showing existing/ proposed ground levels, and ground reprofiling. However, the cross-section locations have not been referenced on a plan, so it is not clear where the ground level reprofiling is taking place.

Condition 23 states flood compensation storage shall be provided as detailed. The information submitted on ground reprofiling may not meet, and may adversely affect, the developer's ability to meet the requirements of condition 23 on compensatory storage to the 1% plus climate change level.

Surface and Land Drainage

The part of condition 4 relating to surface and land drainage is the responsibility of the Flood Risk and Drainage Teams at the LLFA and we are not able to comment on this aspect.

Should you require any further information or clarification, please contact me.

Yours sincerely

Mrs Bev Lambert
Sustainable Places - Planning Advisor

Direct dial 020 302 57982

Direct e-mail bev.lambert@environment-agency.gov.uk

Team e-mail sp-yorkshire@environment-agency.gov.uk