Environment Agency

Victor Grayson
Kirklees Metropolitan Borough Council
Development Management

By email: dc.admin@kirklees.gov.uk

Our ref: RA/2022/144798/03-L01
Your ref: 2022/90245

Date: 19 April 2023

Dear Victor

ERECTION OF EXTERNAL SUBSTATION AND BOUNDARY TREATMENT – LAND AT ABBEY ROAD NORTH, SHEPLEY, HUDDERSFIELD, HD8 8DY

Thank you for consulting us on this application following submission of additional information / revised FRA which we received by email from ARP Associates, their reference 1305-11/05a on 3 April 2023 which was also sent to yourself.

Based on the information contained in their response we are able to remove our objection subject to the following condition being included on the decision notice if permission is granted.

Environment Agency position
The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition
The development shall be carried out in accordance with the submitted Flood Risk Assessment Addendum for New Electricity Substation at Development at Abbey Road, Shepley (ref 1305/11tn01) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 147.2 metres above Ordnance Datum (mAOD)

Reason
To reduce the risk of flooding to the proposed development and future occupants

Note to the LPA:

- The 2022/90245 planning application is solely for the installation of the substation. The application relates to another planning application, plus a reserved matters application.

- Each application should be considered independently and not rely on other information in other applications. However, we understand that for the FFL of the new substation to be 147.2 mAOD, the previous ground level raising detailed in the previous application must occur. We advise if you have any reason that you are unsure that the ground level raising will not occur as detailed, we advise that you review this and satisfy yourselves.

INFORMATIVES

Sign up for flood warnings
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit https://www.gov.uk/sign-up-for-flood-warnings. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding.

To get help during a flood, visit https://www.gov.uk/help-during-flood.

For advice on what do after a flood, visit https://www.gov.uk/after-flood.

Sequential test - advice to LPA
We have withdrawn our objection to this application on flood risk grounds, but this does not remove the need for you to apply the sequential test and to consider whether it has been satisfied. Where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. A failure to satisfy the sequential test can be grounds alone to refuse planning permission.

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

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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