

John Holmes
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2022/144856/06-L01
Your ref: 2022/92459

Date: 24 February 2025

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

Dear John

**CONVERSION OF FORMER MILL TO FORM 5 APARTMENTS INCLUDING
EXTENSION AND ALTERATIONS, DEMOLITION OF OUTBUILDING,
CONSTRUCTION OF 4. NO OPEN SIDED CAR PORT STRUCTURES AND
ASSOCIATED WORKS – BANKGATE MILLS, BANK GATE, SLAITHWAITE,
HUDDERSFIELD, HD7 5DL**

Thank you for re-consulting us on this application following submission of amended plans, which we received on 3 February 2025.

We note the following revised plans have been added to the planning file:

- [Grouped Plans and Elevations \[id 1075029\]](#) 04/02/2025 - 3486(0-)18I - Proposed Elevations
- [Grouped Plans and Elevations \[id 1074872\]](#) 03/02/2025 - 3486 (0-) 16 I _ Proposed Unit 1 Elevations
- [Proposed Floor Plans \[id 1074871\]](#) 03/02/2025 - 3486 (0-) 15 I _ Proposed Third Floor Site Plan
- [Proposed Floor Plans \[id 1074870\]](#) 03/02/2025 - 3486 (0-) 14 I _ Proposed Second Floor Site Plan
- [Grouped Plans and Elevations \[id 1074869\]](#) 03/02/2025 - 3486 (0-) 13 H _ Proposed First Floor Site Plan
- [Proposed Floor Plans \[id 1074868\]](#) 03/02/2025 - 3486 (0-) 12 H _ Proposed Ground Floor Site Plan

The developer hasn't updated or provided a new FRA which reflects the proposed amendments. The developer needs to provide an adequate understanding of flood risk to the site and demonstrate how the proposed development will impact that risk. Based on the FRA previously submitted we raised several objection points as detailed in our previous responses. It isn't clear whether the revised proposal eliminates or overcomes these objection points. Therefore, our previous **objection remains**.

To overcome our objection the developer will need to:

- Revise the FRA to reflect the revised proposals.
- Ensure that the FRA and proposals are updated to address our previous objection points.

If the applicant believes that the revised proposals overcome all our objection points, they will need to explain/demonstrate this in a revised FRA.

Environment Agency
Kings Pool Peasholme Green, York, North Yorkshire, YO1 7PX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Planning Advice Service

Please advise the applicant that if they would like to get further specific advice on how to overcome our objection, they can take advantage of our planning advice service. We can offer services including meetings, telecons and reviews of revised information prior to formal submission. We encourage the applicant to contact us directly to discuss this further.

We currently charge £100 plus VAT per officer per hour. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms for our charged for service are available [here](#).

If you need any clarification or further information, please contact me.

Yours sincerely

Bev Lambert

Sustainable Places - Planning Advisor

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