Laura Yeadon
Kirklees Metropolitan Borough Council
Development Management

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

Our ref: RA/2022/144841/04-L01
Your ref: 2022/92615

Date: 23 November 2023

Dear Laura

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION – 38 STATION STREET, MELTHAM, HOLMFIRTH, HD9 5QP

I refer to the email from Paul Ibberson of Cadvis3d Ltd with attached foundation design dated 31 October 2023, which you were copied into. We note this latest information has not been uploaded to the public file for this application. We recommend it is added in the interest of openness and transparency.

We have been consulted on this application due to the development being within 20 metres of the main river. We have not undertaken a detailed review of the FRA as our comments are set out in Flood Risk Standing advice, as detailed below.

We can now remove our objection of the developer building next to the retaining wall as the submitted drawing and subsequent correspondence has addressed our concerns regarding the structural stability of the retaining wall structure.

We conclude that the proposed development will not adversely affect adverse flood risk and we would likely grant a flood risk activity permit for the development.

INFORMATIVES

Environmental permit - advice to applicant
Meltham Dike is designated as a main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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 the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a 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 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Flood risk standing advice - advice to LPA
The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice.

We recommend that you view our standing advice in full before making a decision on this application. We do not provide bespoke comments on flood risk in such cases.

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

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

Telephone 020 3025 7982
Mobile 07833 234623
Direct e-mail bev.lambert@environment-agency.gov.uk
Team e-mail sp-yorkshire@environment-agency.gov.uk

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