



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Lead Local Flood Authority
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Application No.	2023/90372
Proposed Development:	Change of use from public house with residential accommodation above to ground floor cafe and first floor hostel with internal and external alterations
Location:	Legends, Bradford Road, Batley, WF17 6HY
OS Map Reference	SE 424721.47 423557.12
Applicant/Agent:	KUFIC
Class:	Minor 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 **27-Apr-2023**.

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

Flood zone 2, commercial over 500m2

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=2023/90372>

*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 **27-Apr-2023** then the application may be decided without the benefit of your views.

Dated: 06-Apr-2023

Mathias Franklin
Head of Planning and Development

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

2023/90372 Legends, Bradford Road, Batley, WF17 6HY

Change of use from public house with residential accommodation above to ground floor cafe and first floor hostel with internal and external alterations

Date Responded: 27/04/2023.

Responding Officer: Martin Stephenson

Responding Ref: 0

Documents reviewed by the LLFA:

KUFIC Architects:

- Drawing Ref: 22259-D02, Existing and Proposed Plans, Rev B dated 23/03/2023.

Drainage Summary:

Part of the site is within EA Flood Zone 2, however Bradford Road immediately adjacent to the development site is in Flood Zone 3. Kirklees Drainage mapping indicates that, during a 1 in 100 year rainfall event, flooding depths up to 300mm are predicted within the site and depths up to 600mm on Bradford Road.

The developer should consider implementing an **Evacuation Plan** for hostel residents and café users in the event that the site or Bradford Road becomes flooded and the council encourages the use of means to ensure the building is **flood resilient**.

The proposed development does not significantly change the drained area, therefore there is no increase in flood risk to surrounding properties. It is assumed that existing surface water drainage from the property will be re-used following the refurbishment of the building.

Kirklees Flood Management & Drainage as Lead Local Flood Authority does NOT OBJECT to this application and has no recommended conditions.