Consultation Response from KC,
Lead Local Flood Authority

2023/90766 232 , Bradford Road, Batley, WF17 6JD

Erection of single storey wrap-around extension

Date Responded: 12/04/2023.
Responding Officer: Martin Stephenson
Responding Ref: 0

Documents reviewed by the LLFA:

EWE Associates:

- Document Ref: 2018/2266, Flood Risk Assessment, Rev 0 dated March 2023

jg-d Architects:

- Drawing Ref: (21935)2, Scheme as Proposed, Rev – dated Jan 2022

Drainage Summary:

The proposed extension to an existing building adjacent to a main river (denoted as Batley Beck) is wholly within the EA Flood Zone 3a as indicated on the SFRA mapping (Map GG). As stated in the FRA, the approx. 540m^2 extension is on existing hardstanding, therefore there is no increase in drained area.

Tables in the FRA give a comparison of EA predicted flood levels within the beck indicate that the 1 in 100 year plus climate change river level will be contained by the existing wall alongside the beck and therefore the site is unlikely to flood during this event's return period.

Some flooding incidents are recorded by Kirklees Council to properties on the opposite side of Bradford Road to the development. These incidents occurred prior to 2007 and were generally attributed to poor surface drainage. No further incidents were reported after 2007.

It is noted that the FRA recommends a Flood Evacuation Plan and the LLFA supports this advice – note that the plan should be produced by the building owner and communicated to the occupants.

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), SUPPORTS this application and had no suggested drainage conditions.