

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.	2023/91002
Proposed Development:	Erection of two storey rear extension incorporating a roof terrace, single storey side and rear extensions incorporating a roof terrace, two storey feature entrance, garage/home office outbuilding and landscaping works including the formation of a tennis court with associated fencing and the creation of pedestrian access and alterations.
Location:	Corby, Birkby Road, Birkby, Huddersfield, HD2 2DR
OS Map Reference	SE 412368.6656 418482.3782
Applicant/Agent:	Candid Architecture Ltd
Class:	Other Developments

REASON FOR CONSULTATION: CULVERT CROSSES SITE

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: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

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=2023/91002>

*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**

2023/91002 Corby, Birkby Road, Birkby, Huddersfield, HD2 2DR

Erection of two storey rear extension incorporating a roof terrace, single storey side and rear extensions incorporating a roof terrace, two storey feature entrance, garage/home office outbuilding and landscaping works including the formation of a tennis court with associated fencing and the creation of pedestrian access and alterations.

Date Responded: 27th April 2023

Responding Officer: Paul Farndale

Responding Ref:

Kirklees Flood Management & Drainage would like FURTHER INVESTIGATION and INFORMATION regarding the culvert that crosses site.

The exact route, condition, depth, and survey of current access points (manholes) is required. There is no conflict with extensions to the main property, but we advise that any remedial work from the condition survey is agreed prior to building over with the tennis court and that compaction work will not endanger the culvert. Access points may conflict with the court itself and an alteration in location of the court or work on the culvert to create access in more suitable locations, may be required.