

Planning Consultation Request
Town and Country Planning Act 1990
APPLICATION FOR PERMISSION TO DEVELOP LAND

Culvert running through the site

Observations By:	KC, Lead Local Flood Authority
Application No.	2023/91032
Proposed Development:	Demolition of existing conservatory and erection of single and two storey side and rear extension
Location:	12, Highroyd, Lepton, Huddersfield, HD8 0EB
OS Map Reference	SE 419510.0829 415191.5884
Applicant/Agent:	Mr & Mrs Clegg
Class:	Other 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 **02-May-2023**.

If you would like to contact the Case Officer: Katie Chew for any reason then please do so on: Tel. 01484 221000 Ext. 70142.

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=2023/91032>

*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 **02-May-2023** then the application may be decided without the benefit of your views.

Dated: 11-Apr-2023

Mathias Franklin
Head of Planning and Development

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

2023/91032 12, Highroyd, Lepton, Huddersfield, HD8 0EB

Demolition of existing conservatory and erection of single and two storey side and rear extension

Date Responded: 02/05/2023.

Responding Officer: Martin Stephenson

Responding Ref: 0

Documents reviewed by the LLFA:

Architect:

- Drawing Ref: 0110/2017-05, Proposed Plans and Elevations, Rev B dated Mar 23

Drainage Summary:

Kirklees Council records indicate that the centreline of the existing 450mm diameter culvert is 4.45m from the building's existing side wall. The culvert drains an area of 3.2 ha south of Wakefield Road and discharges surface water into a YW sewer in Highgate Lane. It appears that the location of the culvert shown on the site plan has only been determined from asset record plans which are often inaccurate.

It is noted that Yorkshire Water has confirmed that a 3.0m easement is required between the culvert and the new build and that this is the same as the Council's Flood Risk Management Department requirement for a minimum easement (measured from any new foundations to the centre of the culvert).

The developer is required to confirm the **depth, condition, and exact position** of the existing culvert adjacent to the new extension. A CCTV survey of this length of culvert will be required to confirm the condition of the culvert and any defects notified to the Council. It is suggested that the developer discusses these requirements with the LLFA.

Note that if it is found that any new foundations will be within the easement, then these foundations will be required to extend in depth down to the invert level of the culvert. Note further that an absolute minimum easement of 2.0m will be required in this instance.

During construction, the culvert must be protected from additional loading imposed by construction activities and on completion of the construction works, a further CCTV survey will be required to confirm no deterioration of the culvert during the works.

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), OBJECTS to this application until further information on position, depth, and condition of the existing culvert is provided.