

William Simcock
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2023/145899/04-L01
Your ref: 2023/91441

Date: 01 May 2025

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

Dear William

CHANGE OF USE AND ALTERATIONS TO FORMER CHURCH (B8-STORAGE) TO 9 RESIDENTIAL UNITS (C3) AND FORMATION OF CAR PARK (LISTED BUILDING WITHIN A CONSERVATION AREA) – 31 CHAPEL HILL, LINTHWAITE, HUDDERSFIELD, HD7 5NJ

Thank you for re-consulting us on this application following submission of additional information / amended plans, which we received on 15 April 2025.

The applicant has submitted the following information:

- Car park deck typical sections 23345-XX-XX-XX-DR-101 P01
- Car park deck plan 23345-XX-XX-XX-DR-100 P01
- Site Plan Rev B P100-B

Environment Agency position

The information submitted does not address our concerns and we maintain our objection to this application because it involves building over a culverted watercourse. Based on the information submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reasons

- The proposed development would restrict essential maintenance and emergency access to the culverted watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and improvement works.
- The proposed development may adversely affect the construction and structural integrity of the culverted watercourse which may compromise its function. The proposal may therefore increase the risk of flooding to surrounding communities, including Linthwaite.

Overcoming our objection – Advice to applicant

The applicant must provide evidence of the precise culvert location instead of an approximation to demonstrate that the proposals will not compromise the structural integrity of the culvert structure and its function.

The applicant must also demonstrate that access to the culvert will be maintained despite the proposals. This is necessary to ensure any required maintenance works to the structure can be carried out.

We note that the proposed cross section drawing appears to contrast with the Decked Car Park plan drawing. The latter suggests a structure is proposed over the assumed culvert position. The applicant must provide evidence that the proposal will not impose additional loading on the culvert structure once its precise location has been established. Alternatively, if this cannot be achieved, the applicant must demonstrate and evidence that any loading imposed by the development on the culvert can be withstood by the culvert for us to find the proposals acceptable.

Planning Advice Service

Please advise the applicant that if they would like to get further specific advice on how to overcome our objection, they can take advantage of our planning advice service. We can offer services including meetings, telecons and reviews of revised information prior to formal submission. We encourage the applicant to contact us directly to discuss this further.

We currently charge £100 plus VAT per officer per hour. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms for our charged for service are available [here](#).

If you need any clarification or further information, please contact me.

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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