

Elenya Jackson
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2023/146253/01-L01
Your ref: 2023/92389
Date: 21 September 2023

Dear Elenya,

**CHANGE OF USE OF WORKSHOP AND STORAGE AREA TO WAREHOUSE FOR
FIREWORKS AND RETAIL CONNECTION SEATING LTD, DOGLEY MILLS,
PENISTONE ROAD, FENAY BRIDGE, HUDDERSFIELD, HD8 0LE.**

Thank you for consulting us regarding the above application which we received on 01 September 2023.

Environment Agency position

We have reviewed the information submitted with the application. Whilst we have no objections to this application, we would like to draw the applicant's attention to the following informative comments:

Note to LPA

The submitted Flood Risk Assessment with this application appears to be for a different development proposal. Flood Risk Assessments should be site specific to the development proposal that planning permission is being applied for. Further information can be found at [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/topics/flood-risk-management).

Our comments are based on the application for change of use to warehousing/ retail. If this is not the case, then please reconsult us as our position may change.

Informatives

Flood risk standing advice – advice to LPA

The proposed development partially falls within Flood Zone 2, which is land defined in

the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Environmental permit – advice to applicant

The Woodsome Beck is designated as a 'main river'. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Miss Georgia Doherty
Planning Advisor

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