

Farzana Tabasum
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2023/146232/04-L01
Your ref: 2023/92448

Date: 15 April 2025

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

Dear Farzana

OUTLINE APPLICATION FOR ERECTION OF B8 INDUSTRIAL UNIT – FORMER COOPER BRIDGE WATER TREATMENT WORKS, LEEDS ROAD, HUDDERSFIELD, WF14 0BT

Thank you for re-consulting us on this application following submission of additional information / amended plans, which we received on 24 March 2025.

We have reviewed the following new pieces of information which have been added to the planning portal since our previous response:

- Interim Note on Hydraulic Modelling, prepared by Wardell Armstrong referenced JOB NO. LD11085, dated 20th February 2025.
- Parameters Plan by KPP Architects, 2172, Rev: P01, Number 2002, dated Jun '23.

Based on the above information, we are unable to remove our previous objection, which still stands. The submitted report doesn't appear to be aimed at directly addressing our previous objection points. It presents that some modelling has been done to estimate the impact on floodplain storage of the proposed development, concluding that it would reduce floodplain storage.

What follows is a series of recommendations for future modelling, assessment, and mitigation measures, but this work hasn't been done yet and there are no actual detailed proposals put forward, as to how the impacts will be managed.

To overcome our objection, if the applicant intends to follow the recommendations in the submitted report, the modelling work will need to be done, submitted, reviewed, and found technically suitable by the Environment Agency. Appropriate design and mitigation measures will then need to be presented to demonstrate that the proposed development and its users will remain safe up to and including a design flood event (1% Annual Exceedance Probability Climate Change event).

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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