

Consultation Response from KC,
Lead Local Flood Authority

2023/93388 Dene End Funeral Home, 50, North Road, Kirkburton, Huddersfield, HD8 0RW

Change of use from domestic to commercial, demolition of existing workshop and erection of three storey office building (within a Conservation Area)

Date Responded: 18th December 2023

Responding Officer: Paul Farndale

Responding Ref:

Kirklees Flood Risk Management & Drainage acting as Lead Local Flood Authority objects to this application on the grounds of flood risk, and inadequate assessment thereof.

- As this application is for a change of use, a sequential test is not required. However, a site specific flood risk assessment is required due to the following reasons.
- The site has a main river, Dean Bottom Dike, running under existing buildings.
- Part of the site is in flood zone 3 – High Risk (The Planning Officer may wish to consult the Environment Agency in addition to the LLFA)
- Flooding has been recorded previously to Dene House (formerly Dene Works)
- Cellar Flooding has been recorded recently to no.50 of which there is a proposal to convert the lower ground floor (and upper floors) to a residential building, thus increase the consequences associated with this proven risk.
- First generation surface water flood mapping suggests that a tributary to Dean Bottom Dike enters the site from the east. The exact location is unknown.
- Current surface water flood risk mapping shows a catchment flood route (the route water would take if drainage systems were blocked or had capacity exceeded, flows through the site.