

Nicole Helliwell
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2023/146565/03-L01
Your ref: 2023/93388

Date: 20 June 2024

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

Dear Nicole

**CHANGE OF USE FROM DOMESTIC TO COMMERCIAL, DEMOLITION OF
EXISTING WORKSHOP AND ERECTION OF THREE STOREY OFFICE BUILDING
(WITHIN A CONSERVATION AREA) – DENE END FUNERAL HOME, 50 NORTH
ROAD, KIRKBURTON, HUDDERSFIELD, HD8 0RW**

Thank you for re-consulting us on this application following submission of a revised FRA and amended plans, which we received on 7 June 2024.

We have reviewed:

- 50 North Road, Kirkburton, Huddersfield, West Yorkshire, HD8 0RW, Flood Risk Assessment For GoGri Group Ltd. KRS.0785.001.R.001.B, June 2024.
- Additional information provided on Kirklees Planning Portal including information added 07/06/2024.

Based on our review, we maintain our previous objection for the reasons outlined below.

Section 2.4 of the FRA has been updated with new site ground levels, however, these still contradict the levels shown in the topographical survey in appendix 2. Levels shown on the survey are in the approximate range of 95-100mAOD, which is much lower than suggested in Section 2.4. If site levels are as per the survey, then the site would appear to be at risk of flooding in the design flood event. Because it is unclear what the flood risk to the site is, it is not possible to trust the conclusions of the FRA.

The FRA still does not address the risks associated with possible impacts to the structural integrity of and maintenance access to the river culvert. As such the following points still apply as the FRA fails to:

- Conclusively demonstrate how a range of flooding events (including extreme events) will affect people and property, because the topographical survey contradicts the site levels stated in the FRA.
- Assess the impacts on flood risk, of works immediately adjacent to a culverted main river, including impacts to the structural integrity of the culvert and impacts to future maintenance access.

- Adequately demonstrate how site users will have safe access and egress in flood events up to and including the design event.
- Provide sufficient data required to support any proposed flood emergency planning including depth, velocity and rate of onset of flooding.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

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

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Sustainable Places - Planning Advisor

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