

**Consultation Response from KC,
Lead Local Flood Authority**

2023/93539 Land adj, Ledgard Bridge Mill, Back Station Road, Mirfield, WF14 8NZ

Outline application, including the considerations of access appearance, layout, and scale, for the erection of a six-storey building to host 76 residential apartments (C3 use) and ancillary works comprising demolition of vacant building, formation of new access, parking areas, open space and landscaping; erection of cycle and bin refuse storage structures

Date Responded: 27th November 2025

Responding Officer: Paul Farndale

Responding Ref:

It is noted that the EA has responded to queries raised by the LLFA and is comfortable at setting a finished floor level of a minimum 45.680m AOD for the new building, although it may be constructed higher. The level is stipulated as the top of the void for compensatory storage by the applicant.

We note that raised walkway now has levels attached but we query why the level of the walkway is lower than the suggested finished floor level of the building. Drawings show steps so we conclude that it not connected to the building and residents may have to still enter flood waters to access it.

This may be an oversight, but drawings should show an exit from the building onto the walkway at the same level as the stipulated minimum finished floor level for the evacuation to be as safe as is reasonably practicable.