

Bronwyn Henshaw

From: rizwan ahmed
Sent: 09 February 2024 19:50
Subject: Re: Application 2024/90232 at Sada E Madina, 38-40, Thorne Road, Thornton Lodge,

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What floorspace is dry storage;

The proposed dry storage room is located in the basement.

why does the basement have two toilets and changing areas?

The existing floor has one toilet cubicle and the client would like to have 2 toilet cubicles with separate changing rooms for both genders. The retail shop is an Islamic gift shop and the client employees have requested separate toilets for preparation for prayers. This should not impact the application as it is a change to the internal floor area and shall not be that particular area of the property outside.

is the ground floor proposed for retail use – it says 'gift shop' on the application form;

Apologise this was an error from my side, yes, it is for retail use as the existing shop on ground is retail use.

what is the purpose/use of the attic area – which is now shown to extend over a significant width of the building;

The purpose of the attic is having additional space for the retail shop as their business has grown and they have more stock they would like to display as well as having additional storage space. Plus, the client would like to follow the existing design of the building to run width. The extended attic is less than 50sqm.

where would displaced bin storage for other units be moved to, there's only a small space shown to the rear

There is additional space down the drive on the land of the property, which can accommodate bin storage.

We would need a sequential test submitting for a retail use, as the site is not within a local centre...LP13 of the Local Plan applies

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.01 ha.

Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Kirklees planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



The client owns the land where the proposed develop is, the site is already in use for retail use.