Consultation Response from KC, **Lead Local Flood Authority**
2024/92154 Crescent Works, Meadow Lane, Dewsbury, WF13 2BE
Change of use from existing disused storage building to form dark kitchen (sui generis) and installation of flue
Date Responded: 2nd September 2024 **Responding Officer: Paul Farndale** **Responding Ref:**

This site is a change of use and therefore sequential and exception tests are not required.

The use a commercial kitchen for deliveries is considered a 'less vulnerable' use. This existing use as 'storage' is also a less vulnerable use. We therefore conclude there is not material increase in flood risk from this proposal.

To combat residual risk, resilience techniques used in the fitting out process as highlighted in the submitted flood risk assessment should be included.

Suggested Conditions

DR03 Flood Risk Assessment

The development shall only be carried out in accordance with the approved Flood Risk Assessment, submitted on 7th August 2024 and shall incorporate all the proposed mitigation (resistance/resilience) measures into the development.

DR08 Pollution Prevention – Fats, Oils and Grease

Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained thereafter..