

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

2024/92628 land at, Holmfirth Road, Meltham, Holmfirth, HD9 4EW

Outline application for erection of one dwelling including layout and means of access

Date Responded: 08/11/2024.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Developer:

- Unnumbered site plan, "Plan Referred to 40 Holmfirth Road, Meltham" dated 23/08/24.

Drainage Summary:

The site plan indicates a new building to the south east of the existing garden adjacent to No. 40. The exact dimensions of the new building are not indicated; however, Kirklees Council asset plans show an existing culvert within the garden which may extend to the location of the new building.

The culvert of unknown size, condition or depth appears to connect to a manhole in Sycamore Avenue where it is assumed to connect to a 150mm diameter Yorkshire Water surface water sewer approximately 1.5m deep which drains the properties in Sycamore Avenue.

The developer must locate the culvert via trial pits within the garden to confirm its extent and show that it does not pass under the proposed building. Any new building (including any foundations) must be located outside of a 3.0m easement from the culvert. Building over the culvert is prohibited unless it can be proved that the culvert no longer actively carries any surface water drainage.

Kirklees Flood Management and Drainage as Lead Local Flood Authority OBJECTS to this application pending details of the culvert location and extent.