

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

2025/90922 Newgate Garage, Newgate, Mirfield, WF14 8DB

Erection of outbuilding, extension of existing garage and associated alterations

Date Responded: 31/07/2025.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Orange Design Studio:

- Flood Risk Assessment.
- (20)001, Proposed GA, Rev / dated 27/02/2024.

Drainage Summary:

The LLFA notes that the site of the extension is within Flood Zone 3 according to Kirklees Council's mapping.

Kirklees Council records also indicate that, since 2010, the site has been reported to have been flooded in March 2016, April 2016, September 2022 and twice in January 2025. These flooding events are likely due to the river exceeding its banks or due to road gully drainage outfalls being submerged due to high river levels.

As the development is an extension onto an area of existing hardstanding, there is no increase in the drained area and therefore flood risk. It is noted that the use for the new extension is not in a more vulnerable category than the adjacent existing garage workshop.

The LLFA accepts the recommendations and conclusions contained in the FRA.

Advisory Note:

It is recommended that the developer should consider producing an Emergency Evacuation Plan for staff and members of the public using the building in the event of a flooding event. This plan should indicate a place of safety should an evacuation become necessary. Additionally (as noted in the FRA), it is recommended that the building management subscribe to the Environment Agency Flood Warning system to get advanced notice of any flooding event.

Kirklees Flood Management and Drainage as the Lead Local Flood Authority, SUPPORTS this application and has no recommended drainage conditions.