

**Consultation Response from KC,
Building Control**

2025/91184 land off, Bretton Street, Savile Town, Dewsbury, WF12 9BZ

Erection of two storey industrial unit (Use Class E(g)(iii)), with associated car park, service area and other associated works

Date Responded: 06/08/2025

Responding Officer: Simon Hough

Responding Ref: 2025/01146

Building Control Consultation

We would offer the following observations: -

- 1) A building Regulations application is required for the proposed Industrial Unit- During this process the Fire Service would be consulted for their fire related observations.
- 2) A Phase II Site Investigation would be highly recommended prior commencing of works to ascertain ground contaminants, ground conditions for foundation design and potential for flooding and drainage design with approx. 50% of the site significantly lower than the adjacent Highway Bretton Street and likely to be in the flood plain of the river Calder. The adjacent Calder and Hebble Canal to the East of the site further emphasises the need for a Phase II
- 3) A significant retaining wall is noted on the site plan adjacent the Highway- Bretton Street. It would appear this is not part of the proposed unit's structure therefore not controlled under Building Regulations- Consultation with Highways regarding their requirements would be recommended.
- 4) A 600 diameter SW public sewer is noted crossing the site- it would be advised the applicant is directed to Yorkshire Water for their requirements prior to the submission of a BR Application. It is also noted from the snip below a pipeline crossing the canal- also visual on google street view- this will require investigation as may cross the site and which infrastructure does it belong to.

