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Kirklees Metropolitan Borough Council  
Development Management  
Sent by email

**Our ref:** RA/2025/149007/01-L01  
**Your ref:** 2025/92993

**Date:** 01 December 2025

Dear Planning Team

**Erection Of Detached Dwelling With Integral Garage.**

**Rear Of, 9, Riley Lane, Kirkburton, Huddersfield, HD8 0RZ**

Thank you for consulting us on the above application, which we received on 21 November 2025.

**Environment Agency Position**

We have **no objections** as the proposal site is fully outside the modelled design flood event.

**Flood Risk**

There is no Flood Risk Assessment submitted in support of this application. The red line boundary of the proposed development is in Flood Zone 1 and the site slopes upwards steeply away from the watercourse.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely

**Laura Edwards**  
**Planning Advisor**

Team email: [sp-yorkshire@environment-agency.gov.uk](mailto:sp-yorkshire@environment-agency.gov.uk)