

Kirklees Metropolitan Borough Council -
Development Management
HUDDERSFIELD, HD1 2JR

Reference: RA-2026-149237/02
Customer reference: 2025/93385
02 June 2026

Dear Elenya Jackson,

Prior notification for change of use from commercial/business/service to one dwelling (within a Conservation Area) at The Bridge, 42 Market Street, Milnsbridge, Huddersfield, HD3 4HY

Thank you for your consultation regarding the above proposal which was received on 14th May 2026.

Environment Agency Position

We have reviewed the information submitted with the application and ***we have no objection to the proposal***. Our detailed comments are as follows.

Flood Risk

We have reviewed the Flood Risk Assessment document submitted with the application, as prepared by KRS Environmental Ltd, document reference KRS.0948.001.R.001.A and dated April 2026.

We note that the proposed development involves increasing the vulnerability use classification from less vulnerable to more vulnerable. We note that the proposed development is wholly outside the design flood event flood extent, and that there will be no increase in footprint of the development. Therefore, on this basis we have no objection on flood risk grounds.

Flood Risk Standing Advice

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](#).

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Informative(s):

Environmental Permit (Flood Risk Activities) - Advice to Applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood Resistance and Resilience - Advice to LPA/Applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

If you have any questions regarding our response, please contact sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Alexandra Choat,
National Contact Centre: 03708 506 506
sp-yorkshire@environment-agency.gov.uk
Lateral, 8 City Walk, Leeds, LS11 9AT