

Farzana Tabasum
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2025/149121/01-L01
Your ref: 2025/93394

Date: 12 January 2026

By email: dc.admin@kirklees.gov.uk

Dear Farzana

ERECTION OF 3 STOREY FRONT EXTENSION AND 2 STOREY REAR EXTENSION OF ROWLEY MILLS WITH ASSOCIATED CAR PARK AMENDMENTS, ANCILLARY STRUCTURES AND LANDSCAPING; FIRST FLOOR ROOF EXTENSIONS, CAR PARK AMENDMENTS AND LANDSCAPING AT INTERNATIONAL HOUSE WITH NEW ACCESS INFRASTRUCTURE AND PEDESTRIAN CROSSING FACILITY – ROWLEY MILLS, PENISTONE ROAD, FENAY BRIDGE, HUDDERSFIELD, HD8 0LE

Thank you for consulting us on this application which we received on 24 December 2025.

Flood Risk

Our Flood Map for Planning shows the site lies partly within Flood Zones 2 and 3, with a medium / high probability of flooding from rivers and/or the sea. The application is for vertical extension of an existing commercial/industrial building, which is considered to be a 'less vulnerable' land use in [Annex 3](#) of the National Planning Policy Framework. It is therefore necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Flood Risk Assessment

An FRA by Dudleys Consulting Engineers Ltd referenced 23308-DCE-XX-XX-T-C-001-P01 and dated 28 March 2024, has been submitted in support of the application.

We note that the flood map for planning has been updated since the FRA was published, but that the proposed development is still wholly within Flood Zone 1, with parts of the wider site being in Flood Zone 2/3. We therefore have no objection to the proposed development.

INFORMATIVES

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

Environment Agency
Kings Pool Peasholme Green, York, North Yorkshire, YO1 7PX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. 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 mitigation - advice to applicant/ LPA

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/ or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

If you need any clarification or further information, please contact us.

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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