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

**2026/90021 Unit 4, Near Bank Park, Shelley, Huddersfield, HD8 8LS**

**Erection of workshop/storage building**

**Date Responded: 04/03/2026.**
**Responding Officer: Martin Stephenson**
**Responding Ref: 1**

**Documents reviewed by the LLFA:**

T J Booth Associates:

- 300925, Flood Risk Assessment, Rev 1 dated October 2025.

**Drainage Summary:**

It is noted that the site is partially in Flood Zone 3 with the remainder in Flood Zone 2 and that this application is retrospective, although the development had originally gained planning permission which didn't require an FRA. From historic satellite imagery, it would appear the workshop/storage building has been in place since before 2021 and is approx. 280m$^2$ in plan area. It is further noted that the building is surrounded by a permeable surfaced gravel hardstanding area.

The FRA states that the development is considered "less vulnerable" and that the site could flood to a maximum depth of 200mm within the next 50 years (the design life of the development) and that the floor level is 150mm above external ground. Therefore, in a worst-case situation, the workshop could be flooded up to a depth of 50mm. The building is a steel-clad structure on a concrete base slab and is therefore resilient to flooding damage.

As noted in the FRA, it is recommended that an Emergency Evacuation Plan (as detailed in Section 2.7) is put in place with a safe escape route to Brook House Lane to an area in Flood Zone 1.

The LLFA accepts the conclusions stated in Section 2.8 of the FRA and that retrospective planning consent can be given with respect to flood risk.

**Kirklees Flood Management and Drainage as Lead Local Flood Authority has no objection provided that an Emergency Evacuation Plan is put in place (as noted above).**