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Environment Agency

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

Reference: PA-0005318/01
Customer reference: 2026/90604
16 June 2026

Dear Kerri Simpson,

Change of use of public house ground floor and basement to dental clinic and taxi office at THE BRIDGE, 159-161 MANCHESTER ROAD HUDDERSFIELD KIRKLEES HD1 3LE

Thank you for your consultation regarding the above proposal which was received on 1st June 2026.

Environment Agency Position

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

Flood Risk

- We note this application is for the change of use of a public house to a dental clinic and taxi office on the ground floor and basement only and does not include any proposals for the first-floor residential accommodation.
- We note that the building is partly within Flood Zone 2 and 3a and that there is no increase to the footprint of the existing building.
- We note the Flood Risk Assessment submitted with this application states the classification as Less Vulnerable, however the proposed development for the dental practise would fall under More Vulnerable classification.
- We understand the threshold to the basement will be the same as the Ground Floor Finished Floor Level.

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (titled “Flood Risk Assessment for Planning” ref: 97188-Farooq-ManchesterRd, v1.0. Dated 17th April 2026. Compiled by Unda Consulting Limited,) and the following mitigation measures it details:

- Ground Floor finished floor levels for the dental clinic shall be set no lower than 76.50 metres above Ordnance Datum (mAOD)
- Resistance and Resilience measures as detailed in paragraph 6.19 of the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s).
To reduce the risk of flooding to the proposed development and future occupants.

Informative
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

Flood warning and emergency response - Advice to LPA
Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.
Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One

of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.
In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

Signing up for flood warnings – Advice to Applicant
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.
Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.
To get help during a flood, visit What to do before or during a flood - GOV.UK.
For advice on what do after a flood, visit What to do after a flood - GOV.UK.

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

Yours sincerely,

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