

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

2026/91967 485, Bradford Road, Batley, WF17 8LB

Change of use from breakers yard to form car wash including erection of 3 buildings, walls and associated works

Date Responded: 21/10/2026

Responding Officer: Martin Stephenson

Responding Ref:1

Documents reviewed by the LLFA:

KUFIC Architects:

- 25336-D02-A Existing and proposed site plans

Krypton Structure:

- Flood Risk Assessment

Drainage Summary:

Flood Risk: The development does not increase the drained area and therefore will not increase flood risk and does not require attenuation of surface water run-off.

No details of any proposed changes to the drainage within the site have been provided to the LLFA, however it is assumed existing drainage runs and the surface water outfall location will remain the same.

The site is located mainly within Flood Zone 2 with a small area adjacent to Carlinghow Brook within Flood Zone 3, however the new buildings are located in Flood Zone 2 only and Building A and C are not fully enclosed and Building B is a small waiting room near the main road, therefore the LLFA considers that risk to staff and customers is low should the site become flooded.

The LLFA generally accepts the recommendations of the Flood Risk Assessment, in particular Sections 4.5 to 4.7 where procedures regarding Flood Warnings, Flood Plans and Emergency Safe Egress Routes are recommended and which the LLFA advises that the developer should implement.

Kirklees Flood Management and Drainage as the Lead Local Flood Authority, SUPPORTS this application and has no recommended drainage conditions.