

**Consultation Response from KC,
Lead Local Flood Authority**
2021/92106 Phase 1, Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET
Discharge of conditions 8 (construction environment management plan) and 26 (surface water disposal) of previous outline permission 2016/92298 for redevelopment of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8)
**Date Responded:
05/11/2021**
**Responding Officer:
Martin Stephenson**
**Responding Ref:
0**
Discharge of Condition 26 – Surface Water Disposal

With reference to drawing no. 7891-MJM-00-00-DR-D-5300 P01 dated 23/09/2021

It is understood that, following S38 discussions, the alignment of the access road is to be relocated at the entrance into the development – this change will require a re-assessment of the size of the northern catchment attenuation tank which is to be utilised during the Phase 1 construction works for temporary drainage and the above drawing will need to be re-submitted showing the revised tank.

The 300 mm diameter outlet pipe from the northern catchment attenuation tank is shown connecting to Hunsworth Beck across third party land and therefore the temporary drainage proposal cannot be discharged without a legal agreement. The applicant must use an existing discharge point OR provide a new discharge point in land under the applicant's ownership.

In terms of the wider temporary drainage proposals, the applicant should look to incorporate a physical barrier to overland flow (bund/silt fencing or similar) to intercept surface water before it enters the watercourse. French drains/gravel strips can easily become clogged with fines from sediment wash off and a physical barrier can provide greater interception.

Condition 26 **cannot be discharged** and the developer must submit revised drawings taking into account the above comments.