Consultation Response from KC, **Lead Local Flood Authority**
2023/93082 Land Adjacent, 60, Northgate, Cleckheaton, BD19 3NB
Discharge of conditions 3-13, 22, 23 and 25 of previous permission 2022/91730 for demolition of former dairy/snooker centre/storage and erection of 9 light industrial units
Date Responded: 24/11/2023. **Responding Officer: Martin Stephenson** **Responding Ref:1**

Previous response by the LLFA

Dated 16/08/2022 for application 2022/91730

Discharge of Drainage Conditions

- No. 4 (Foul & SW Drainage)
- No. 7 (Temporary Drainage)
- No. 8 (Oil Separator)
- No. 22 (YW Easement Condition – **to be discharged by YW**)
- No. 25 (Piped discharge – allowable SW flow rate)

Documents reviewed by the LLFA:

EWE Associates:
- Document Ref: 2019/2514, Drainage Assessment, Rev E dated 22/09/2023.
- Drawing Ref: EWE/2514/01, Drainage Layout, Rev F dated 18/04/2023.

Drainage Summary:

The LLFA confirms acceptance of the following:
- allowable surface water discharge rate of **13.1 l/s**,
- the proposed attenuation structure and volume,
- the hydraulic calculations submitted in the Drainage Assessment
- the exceedance flood routing,
- the proposed discharge point to the Yorkshire Water 375mm dia Combined Sewer in Scott Lane.

Condition 4 & Condition 25
The LLFA confirms that this condition **can be** discharged.

Condition 7

No details of how the site will be drained during the construction phase have been submitted, therefore this condition **cannot be** discharged.

Condition 8

The planning permission Decision Notice states that the drainage from the road should pass through an oil separator without roof water as this can flush out contaminants within the separator during periods of heavy rainfall. Therefore the road gullies shown on the Drainage Layout should discharge to a separate piped drain and through the separator prior to connection to the flow control chamber.

The developer should revise the Drainage Layout to address the above issue and re-submit the details. Therefore this condition **cannot be** discharged.