

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

2023/93539 Land adj, Ledgard Bridge Mill, Back Station Road, Mirfield, WF14 8NZ

Outline application, including the considerations of access appearance, layout, and scale, for the erection of a six-storey building to host 76 residential apartments (C3 use) and ancillary works comprising demolition of vacant building, formation of new access, parking areas, open space and landscaping; erection of cycle and bin refuse storage structures

Date Responded: 1st March 2026

Responding Officer: Paul Farndale

Responding Ref:

Plans provided now appear to show a level access to the emergency walkway that makes sense of any finalised evacuation process.

Kirklees Flood Management acting as Lead Local Flood Authority can now ACCEPT this plan provided a sequential test has been passed by the LPA that we understand is the case that allows the site to be built in a high-risk flood zone.

A connection to the river for surface water disposal with associated attenuation can be conditioned as there appears to be adequate space for water.

SUGGESTED CONDITIONS

DR04/05 Surface Water Drainage and Attenuation

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5/s/ha of developed/redeveloped land *or 3.5 litres per second*, whichever is the greater, has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30-year storm event as a minimum requirement. Volumes generated above the critical 1 in 30-year event and the 1 in 100-year event, with a 45% allowance for climate change can be stored on site in areas to be approved in writing by the Local Planning Authority, i.e. a safe area above ground. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development, and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR10 Construction Phase Flood Risk and Pollution Prevention (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

DR15 Flood Warning and Evacuation Plan/Emergency Walkway Design (SPECIAL)

Development shall not commence until a scheme detailing the provision of a flood warning system, arrangements for emergency access to the site and egress from the site to a place of safety (evacuation plans) for the construction and post development phases have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of elevated dry walkways including how this structure is designed to withstand pressures and impacts associated with

flowing flood waters at depths associated with the 1 in 100 year + climate change event, and how it will not increase flood risk elsewhere. Details of how residents/tenants are to be informed of the procedures to follow in the event of receiving a flood warning or in the event of a flood. The evacuation plans shall be implemented in accordance with the accepted details prior to work commencing on site (for the construction phase) and prior to the occupation of the development (for the future residents) and be retained thereafter.