

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

**2024/90255 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT**

**Reserved matters application, including the considerations of appearance, landscape, layout, and scale for the erection of 22 dwellings pursuant to outline permission 2019/94051 (outline application of up to 39 dwellings and associated works), discharge of conditions 27 (Arboriculture Assessment), 28 (Ecological Assessment), 29 (Public Right of Way)**

**Date Responded: 29/05/2025.**

**Responding Officer: Martin Stephenson**

**Responding Ref: 2**

**Previous response by the LLFA**

Dated 13/01/2020 for application 2019/94051

Dated 26/06/2020 for application 2019/94051

Dated 04/03/2024 for application 2019/94051

**Documents reviewed by the LLFA:**

Heneghan Architecture:

- Drawing Ref: 23109-0301, Site Layout, Rev P12 dated 22/05/2025.

**Drainage Summary**

The revised Site Layout appears to indicate that surface water attenuation storage is to be provided by oversized pipes located within the Wildlife Corridor and, in some locations, within Tree Root Protection Areas. This is in place of a rectangular attenuation tank shown on the previously submitted drawing located to the east of the housing and adjacent to a private drive.

The new arrangement for surface water attenuation is not acceptable to the LLFA until the following comments are addressed:

- The developer is to indicate how access from the road network by machinery (e.g. jetting vehicles, silt removal tankers, etc.) to maintain the attenuation pipeline is to be provided.
- The developer is to provide details of how the pipeline will be constructed within the root protection zones without damaging the existing trees.

The requirements and comments set out in the LLFA's previous response dated 04/03/2024 are still applicable.