Consultation Response from KC,
Lead Local Flood Authority

2024/91591 Land off, Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT

Variation conditions 2-6, 15, 29 on previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping

Date Responded: 05/11/2024
Responding Officer: Martin Stephenson
Responding Ref: 2

Previous response by the LLFA

Dated 29/10/2021 for application 2021/92528
Dated 09/11/2021 for application 2021/92528
Dated 28/08/2024 for application 2021/91591

Documents reviewed by the LLFA:

SDS Design Engineers:
- 24185-SDS-XX-RP-C-0001, Drainage Design Report, Rev 0 dated 27/09/2024.
- 24185-SDS-00-SL-DR-C-3021, Foul & Surface Water Layout, Rev T4 dated 01/10/2024.

Drainage Summary:

NOTE Conditions 11 – 14 relate to drainage and the variation of conditions does not apply to these.

Condition 11 (Oil Separator):
The submitted drawing indicates an oil separator ref Premier Tech Aqua Full Retention Separator CNS100s/11 (or similar) suitable for drained area up to 5556m^2 serving hard standing areas only. The LLFA confirms that this is accepted and therefore Condition 11 <u>can be</u> discharged.

Condition 12 (Foul and Surface Water Drainage):
The LLFA confirms that the proposed surface water discharge rate of 129.6l/s into the existing 1,100mm culvert running through the site and provision of 285m^3 (free volume) attenuation storage are acceptable, therefore Condition 12 <u>can be</u> discharged.

Condition 13 (Flood Routing during Exceedance Events):
Beam Consultants drawing ref 09-148-505 Flood Exceedance Plan (Rev B) previously submitted indicates that flood routing will be to highway, therefore Condition 13 <u>can be</u> discharged.

Condition 14 (Temporary Drainage during the Construction Phase):
No information indicating how the site will be drained during construction showing how surface water run-off will be prevented from discharging silts and other contamination off site has been submitted, therefore Condition 14 **<u>cannot be</u>** discharged.