

**Consultation Response from KC,  
Lead Local Flood Authority****2024/92081 land adj, 36, Oxford Road, Dewsbury, WF13 4LL****Discharge of details reserved by conditions 3 (Remediation Strategy), 5 (CEMP:Biodiversity), 6 (CEMP), 7 (Arboricultural Method Statement), 8 (highway condition survey), 9 (Drainage strategy), 10 (Temporary drainage), 11 (BEMP) and 15 (oil / petrol inteceptor) of previous permission 2023/92712 for erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access****Date Responded: 13/08/2024.****Responding Officer: Martin Stephenson****Responding Ref: 1****Previous response by the LLFA**

Dated 03/11/2023 for application 2023/92712

**Discharge of Drainage Conditions**

- No. 9 (Drainage strategy)
- No. 10 (Temporary drainage)
- No. 15 (oil / petrol inteceptor)

**Note:** Drainage Condition 14 (fats oils and grease) also needs discharging and is not included in this application.**Documents reviewed by the LLFA:**

CCS Consulting:

- LE-161 - SW Management Report, Rev B dated October 2023.
- LE-161-CCS-01-00-DR-S-0200, Proposed Drainage Layout, Rev P03 dated 12/01/2024.

**Drainage Summary:****Condition 9:**

No access into the attenuation tank is shown to allow for the safe inspection and maintenance of the tank. This will be required to remove any accumulated silts within the tank.

Manholes at the inlets into the tank (i.e. ST2, 5, 6 &amp; 7) should be of the catchpit type and be a minimum 900mm diameter to reduce the risk of sediments entering the tank

The SW Management Report (Rev B) has not been revised to take into account the LLFA's previous consultation comments dated 03/11/2023. Please revise the report accordingly including the removal of the complex flow control and replacement with a single 75mm diameter hydrobrake rated at 2.7 l/s (as shown on the Proposed Drainage Layout), the revised volume of the attenuation tank.

Therefore Condition 9 **cannot** be discharged until the revisions noted above have been submitted.**Condition 10:**

The methods of preventing sediments washing off site during the construction phase as set out in the SW Management Report, Sections 12.3 to 12.8 are acceptable and should be included in the Contractors Site Management Plan.

Therefore Condition 10 **can be** discharged.**Condition 15:**

It is noted that parking areas are surfaces with permeable paving and, as such, there is no longer any requirement for oil/petrol interceptors as the sub-base under the paving will provide treatment of any pollutants from vehicles. The interceptor connected to the channel drain at the entrance to the site is

also not required as the area of road draining through it is less than the required 800m<sup>2</sup>.

Therefore Condition 15 **can be** considered as discharged.