

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

2024/92281 Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS

Erection of 23 dwellings

Date Responded: 7th February 2025

Responding Officer: Paul Farndale

Responding Ref:

Further to our comments of 7th November, all comments still stand. Drainage layout drawing ref 23/341/500/001G has been resubmitted.

Maintenance manuals mention a Wheolite tank, not the FP McCann type noted on the drainage layout. This can be conditioned but the maintenance manual provided should be removed and not be part of any approval.

Hydraulic calculations are still showing flooding. This is not acceptable. The applicant must make sure these reflect the latest submission and tank design and include areas of existing public highway contributing to the simulation model. A plan showing hard standing contribution to each leg of sewer to cross reference with hydraulic design is also required.

Indicative flood routing is shown and is deemed to be feasible. Detailed design including contours can be conditioned.

Construction phase drainage plans can be conditioned.

A section 106 agreement is required to set up a management company to maintain surface water sewerage until such a time it is adopted by Yorkshire Water or a NAV equivalent.

We draw the Planning Officers attention to the use of a foul pumping station with a rising main crossing under the internal estate road. We suggest that the pump station and associated infrastructure is also included in the management company's duties of maintenance should the applicant wish the road to be adopted.