

Consultation Response from KC, Lead Local Flood Authority
2024/92727 Land adjacent to, Ashbourne Drive, Liversedge
Erection of residential development 67 dwellings with associated access, parking, public open space, landscaping and infrastructure
Date Responded: 3rd May 2026 Responding Officer: Paul Farndale Responding Ref: 3

Further to our comments of 31st December 2025, sufficient material has been submitted to show safe flood routing within the site and our **OBJECTION IS REMOVED:-**

- External Works Layout 1/3 Ref: 159.004.08.01.RevA
- External Works Layout 2/3 Ref: 159.004.08.02.RevA
- External Works Layout 3/3 Ref: 159.004.08.03.RevA
- Flood Exceedance Layout Ref: 159.004.10

We note that a detention basin is demonstrated in the submitted Flood Risk Assessment but other drawings show two attenuation tanks. The latter is NOT APPROVED at this stage as green SUDS systems are favoured. Drawings such as the Flood Exceedance Layout listed above are for approval for FLOOD ROUTING ONLY and NOT for ATTENUATION DESIGN.

It has been demonstrated that space has been made for water so the finalised attenuation design can be conditioned.

The following conditions suggested in our response of November 5th 2025:

SUGGESTED CONDITIONS

DR02 Watercourses (adapted)

Development shall not commence until a scheme detailing the maintenance and management regime for watercourses within and/or along the site boundary has been submitted to the LLFA and LPA for approval. The scheme shall include an itinerary and schedule of tasks alongside a method statement having performed a risk assessment. The maintenance and management regimes shall be implemented for the lifetime of the site.

DR04/5 Attenuations and Flow Control

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 9.5 litres per second into Blacup Beck 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 100-year storm event with a climate change allowance of 45%. 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 Drainage Plan (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.

Section 106 Requirements

A management company is required to be set up with the specific task of maintaining sustainable drainage infrastructure installed on site until such a time that it is adopted by statutory undertaker or a NAV equivalent. This LPA is obligated under NPPF to ensure the maintenance and management of SUDS for the lifetime of the site, including the period prior to adoption.

A maintenance and management plan formed after a risk assessment should consist of a method statement including an itinerary and schedule of tasks (a coloured plan identifying maintainable assets should be submitted). This process should be overseen and signed off by the Principal Designer under CDM Regulations 2015 for handover to the management company.

The maintenance plan should be submitted with a discharge of condition application associated with specific conditions attached to any planning approval granted.

A separate requirement for the management company would be to follow the same procedure for the maintenance of Blacup Beck and any associated land drainage connection within or adjacent to the site. The management company will perform tasks highlighted in a method statement for the lifetime of the site in this instance.

The method statement should be submitted with a discharge of condition application associated with specific conditions attached to any planning approval granted.

Advice Note

It is expected that any attenuation design for surface water management considers a sustainable approach that uses the landscape in its design, e.g. swales and basins, and considered water treatment and quality in addition to flood risk management.