

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

2024/93377 Land adj, 196, Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH

Discharge of details reserved by conditions 6 (footpath), 8 (bin storage), 9 (drainage), 10 (FRA), 14 (ecology), 19 (construction management plan) on previous permission 2023/93097 for erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping

Date Responded: 07/03/2025.

Responding Officer: Martin Stephenson

Responding Ref: 2

Previous response by the LLFA

Dated 27/11/2023 for application 2023/93097.

Dated 06/01/2025 for application 2024/93377.

Discharge of Drainage Conditions

- No. 9 (Permanent drainage)
- No. 10 (Flood Routing – not FRA)

Documents reviewed by the LLFA:

Sanderson Associates:

- 153506-001, Drainage Maintenance & Management Plan, Issue 04 dated 20/01/2025.

Clifford Engineers:

- Flood Risk Assessment, V3 dated 24/01/2025.

Drainage Summary:

Condition 9:

The LLFA confirms acceptance of the submitted drainage calculations contained within the Flood Risk Assessment, V3 and the Drainage Maintenance & Management Plan, however, please refer to the additional requirements under the heading Section 106 Requirements below. Therefore Condition 9 **can be** discharged.

Condition 10:

As previously noted in the LLFA's Consultation Response dated 27/11/2023, no information regarding the routing of flood water in the event of exceedance of the design flows or blockages has been provided and therefore Condition 10 **cannot be** discharged.

NOTE:

Section 106 Requirements

A management company is required to be set up with the specific task of maintaining the 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 the surface water drainage system for the lifetime of the site, including the period prior up to adoption by the Water Authority (or their agents). 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.