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: 23/04/2025 Responding Officer: Martin Stephenson Responding Ref: 3

Previous response by the LLFA

Dated 27/11/2023 for application 2023/93097.
Dated 06/01/2025 for application 2024/93377.
Dated 07/03/2025 for application 2024/93377.

Discharge of Drainage Conditions

- No. **10 (Flood Routing) - NOTE this condition is not for the discharge of the FRA**

Documents reviewed by the LLFA:

Clifford Engineers:

- 411-001, Proposed Drainage Plan, Rev – dated 02/04/2025
- 411-004, Geocellular Tank Details, Rev – dated 02/04/2025

Drainage Summary:

Condition 10:
As previously noted in the LLFA's Consultation Responses dated **27/11/2023** (ref: DR07 Overland Flow Routing), **06/01/2025** and **07/03/2025**, no information regarding the routing of floodwater in the event of exceedance of the design flows or blockages has been provided. The submitted Drainage Plan shows the proposed drainage design only with no indication of the "across the surface" flows during an exceedance event.

The LLFA requires flow paths of floodwater to be shown on a plan, taking into consideration the design finished levels of the hardstanding areas within the site.

For clarity, this information is required to ensure floodwaters caused either by blockages within the drainage system or during rainfall events greater than the design 1 in 100 year (plus CC) do not cause significant flooding to existing or proposed buildings both on- and off- site.

Consequently, Condition 10 **cannot be** discharged until this information is submitted to the LPA.