

Consultation Response from KC, Lead Local Flood Authority
2024/93444 Lafarge Readymix, Lees Hall Road, Thornhill Lees, Dewsbury, WF12 9EQ
Erection of commercial unit for Use Class B2 with associated office space and parking (inc. visitors, cycle parking and service vehicles) and enclosure of existing concrete yard to form new workshop Use Class B2
Date Responded: 19 th September 2025 Responding Officer: Paul Farndale Responding Ref: 2

Kirklees Flood Management & Drainage OBJECTS to this application. Although alterations to avoid building over critical sewers have been submitted, drainage strategy has not been updated.

We note Yorkshire Water's response of 14th August does not object to the drainage strategy showing a discharge restriction of 5l/s to public sewer. Unless raised in a new response when assessing acceptable stand off distances to the public sewers within the site, the as LLFA we will support a 5l/s restriction. However, our previous comments apply regarding a specific crate storage design and maintenance plan. This must include a replacement every 25 years unless a guarantee is received from a manufacturer for a greater lifespan or an independent assessment, e.g. BBA certificate suggests this the case. Loading from HGV's and a specific bespoke assessment of silt prevention given the end use of the site creating risk is required. A hard standing diagram showing areas contributing to the attenuation that can be cross referenced with simulation modelling would be useful, and the r value must be adjusted to 3.5.

Crate storage on such a site would prove difficult to service and we recommend an alternative design. West Yorkshire Councils do have a design available which has a pipe under crate storage, as opposed to through it, but a risk assessment would be required and overseen by the Principal Designer under CDM regs 2015.