

**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: 7th November 2025

Responding Officer: Paul Farndale

Responding Ref: 3

Further to our comments of 19th September and the submission of version 2 of the site drainage plan.

Yorkshire Water has stated its acceptance of a 5l/s discharge from the redeveloped area to the public surface water sewer in Lees Hall Road. The LLFA does not challenge this, although it has the jurisdiction to do so given that flows enter watercourses and its role as statutory consultee for surface water.

A required stand off distance of 4m from existing public sewers crossing the site has been adhered to.

We note the drainage plan carries a caveat that design is likely to change and that the proposal is indicative. **The drainage plan should not form part of a list of approved documents.**

An indicative contributing hardstanding area diagram has been submitted as requested.

There has been no analysis of the type of crate storage to be used considering HGV's will use the site. A detailed design can however be conditioned.

A more detailed 'bespoke' maintenance plan for silt prevention will be required but can be conditioned.

A 25-year replacement of the crate storage will be insisted upon unless an independent assessment, BBA certificate can demonstrate greater longevity. No manufacturer guarantee has been promoted. A bespoke maintenance plan can however be conditioned.

An r value of 3.5 should be used in the hydraulic simulation model and this has not been updated despite an earlier request. We are prepared to consider this at discharge of condition stage.

Suggested Conditions

DR04/5 Flow Restriction and Surface Water Attenuation

Development shall not commence until a scheme restricting the rate of surface water discharge from the redeveloped area of the site to a maximum of 5 litres per second 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 30-year storm event as a minimum requirement. Flows between the critical 1 in 30 or critical 1 in 100 year storm events shall be stored on site in areas to be approved in writing by the Local Planning Authority. 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.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.