



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

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Date: 05-Feb-2025
Our Ref: 2025/90050

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of details reserved by condition 10 (foul and surface water drainage strategy) on previous permission 2019/90527 for outline application for the erection of up to 127 dwellings, with details of access
Land at, Blue Hills Farm, Whitehall Road West, Birkenshaw, BD11 2DU
Application Number: 2025/90050**

I write with reference to your application to discharge the conditions for the above development as submitted on 09-Jan-2025.

Condition 10 (Foul and Surface Water Drainage Strategy)

Pursuant to Condition 10, you have submitted:

- Attenuation Tank Section, Drawing No. 09.21011-ACE-00-ZZ-DR-C-03605 Rev P3, received 10/01/2025
- Adept 3m High Tank Sheet: Base Plan, Drawing No. A101 Rev 4, received 10/01/2025
- Hydraulic Characteristics, Drawing No. SHE-0078-5000-3800-5000, received 10/01/2025
- Design Drawing, Drawing No. SHE-0078-5000-3800-5000, received 10/01/2025
- S104 Drainage Layout Phase 1, Sheet 1 of 3, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1200 Rev P28, received 10/01/2025
- S104 Drainage Layout Phase 1, Sheet 2 of 3, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1201 Rev P17, received 10/01/2025

- S104 Drainage Layout Sheet 3 of 3, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1202 Rev P17, received 10/01/2025
- S104 Agreement Drainage Details – Sheet 1, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1230 Rev P6, received 10/01/2025
- S104 Drainage Details – Sheet 2, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1231 Rev P5, received 10/01/2025
- S104 Surface Water Longsection Sheet 1 of 2, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1250 Rev P13, received 10/01/2025
- S104 Surface Water Longsection Sheet 2 of 2, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1251 Rev P14, received 10/01/2025
- S104 Foul Water Longsection Sheet 1 of 2, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1252 Rev P11, received 10/01/2025
- S104 Foul Water Longsection Phase 1, Sheet 2 of 2, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1253 Rev P12, received 10/01/2025
- S104 Foul Water and Surface Water Manhole Schedule, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1310 Rev P19, received 10/01/2025
- S104 Foul Water and Surface Water Manhole Schedule, Drawing No. 09.21011-ACE-00-ZZ-DR-C-1311 Rev P15, received 10/01/2025
- Flood Risk Assessment & Drainage Strategy, Ref: 08.21011-ACE-00ZZ-RP-C-1000, Rev P6, dated March 2022, authored by Adept Civil and Structural Consulting Engineers, received 10/01/2025

The submitted information is not acceptable, with K.C. LLFA raising the following concerns:

The Flood Risk Assessment & Drainage Document rev P6 dates from 2022. There have been alterations to Section 104 Drainage Layout Drawings subsequent to this. A rerun of the hydraulic analysis with an attenuation tank estimated to store 876 cubic metres is required for completeness.

The latest land drainage drawings should also be applied.

An engineering layout showing and labelling contours for roads, pavements and driveways is required.

In addition to the above, 2 separate drawings for surface water and land drainage are required, alongside a bespoke maintenance plan for both systems. These plans are method statements signed off by the Principal Designer under the 2015 CDM Regulations, therefore, are being designed with safety in mind. A series of tasks with responsibilities and an itinerary and appropriate delegation is required in order to discharge this condition.



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Yorkshire Water have also reviewed the proposal. While they do not raise concerns, in so far as it relates to their remit, in their consultation response dated 16/01/2025 they have stated:

'Please note, the submitted drawings appear to show the proposed attenuation tank within the 15 (fifteen) metres of the proposed sewage pumping station wet well/compound, which may not be approved for the purposes of adoption agreement with Yorkshire Water under Section 104 of the Water Industry Act 1991...

... The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Yorkshire Water (under Sections 104 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers', as supplemented by Yorkshire Water's requirements'.

Yours faithfully

Mathias Franklin
Head of Planning and Development