Consultation Response from KC, **Lead Local Flood Authority**
2025/91021 Former Kirklees College, New North Road, Huddersfield, HD1 5NN
Discharge of details (retail food store only) reserved by Full Planning Permission conditions 7 (highway details), 18 (drainage), 19 (watercourse investigation), 20 (surface water drainage scheme), 23 (waste collection), 25 (ecological design strategy), 26 (landscaping), 27 (arboricultural method statement) and 29 (boundary treatments) of previous Section 73 approval 2024/92395 for variation of condition 2 (plans and specifications) and 3 (phasing) of previous Section 73 approval 2023/93058 for variation of conditions 2 (plans) and 3 (phasing plan) of previous hybrid permission 2018/92647 for mixed use development - retail/office and 229 residential units (Use Classes C3/ E(a) /B1a)
Date Responded: 7th September 2025 **Responding Officer: Paul Farndale** **Responding Ref: 1**

Condition 18 – Phased Drainage and Discharge Rate

A narrative is required regarding a 30% reduction on the previous sites drainage to a given system and how this has been achieved and split up between various phases including the 'Food Store'.

Supporting hydraulic calculations are required to show no flooding for the above design in critical storm events.

The use of an adequately sized interceptor and the separation of roof and road/parking drainage is noted and accepted.

We do NOT recommend that this condition is discharged at this point in time.

Condition 19 – Watercourse Research

Although some research has been submitted, the condition was imposed due to the location of an upstream watercourse and risk mapping suggestions that a natural flow route for the catchment ran through site which indicated a culvert could be present as no surface feature is shown within the site. The location of this linear pattern does not coincide with the excavation. A map is provided for assistance.

We do NOT recommend that this condition is discharged at this point in time.

Condition 20 – Attenuation.

We are encouraged by the submission of a maintenance and management plan. However, some of the plans are cut off as shown in landscape in a portrait document. To be bespoke for this site, drawings should not be a selection of possibilities of vent types and bypass channels, but a definitive design for the site. Some of the plans cannot be read when zoomed in. Clear definitive plans should be resubmitted.

Access points should be finalised and incorporated into a bespoke maintenance plan.

A replacement period should be included as part of the maintenance and management plan. Kirklees will accept a 25-year replacement plan for such storage, providing there is also evidence of landscape stand off and a brief assessment on loading in the location of the tank. An arbitrary 50-year lifespan will be accepted with a guarantee from the manufacturer or some independent assessment for the product which unlike pipework would not carry a British Standard and Water Industry Standard assessment. Other manufacturers have achieved a BBA certificate that mentions a 50-year lifespan.

Replacement will also be required for leaks or creep causing system failure and must be built into the plan.

We do NOT recommend that this condition is discharged at this point in time.