

**Consultation Response from KC,
Lead Local Flood Authority****2025/91529 Land off, Kenmore Drive, Cleckheaton, BD19 3EJ****Discharge of details reserved by conditions 8 (CEMP), 10 (drainage strategy), 12 (drainage maintenance), 23 (evc), 24 (external lighting,) on previous permission 2020/91746 for erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens****Date Responded: 25/06/2025.****Responding Officer: Martin Stephenson****Responding Ref: 1****Previous response by the LLFA**

Dated 13/07/2020 for application 2020/91746

Dated 27/11/2020 for application 2020/91746

Dated 10/01/2023 for application 2022/93732

Dated 09/02/2023 for application 2022/93732

Dated 23/03/2023 for application 2022/93732

Dated 22/06/2023 for application 2022/93732

Discharge of Drainage Conditions

- No. 10 (drainage strategy),
- No. 12 (drainage maintenance)

Documents reviewed by the LLFA:

MJM Consulting Engineers:

- CLK-MJM-XX-XX-DR-D-5201, Overall Site Drainage Layout, Rev C16 dated 20/11/2024.
- Drainage Management Plan.
- MicroDrainage Calculations dated 01/12/2022.

Drainage Summary:**Condition 10:**

The LLFA confirms acceptance of the MicroDrainage calculations and the proposed flow control device design flow of 3.5l/s with an outlet diameter greater than the minimum of 75mm (as detailed in the calculations).

However, further details of the proposed attenuation storage tank are required before the condition can be discharged including the proposed access for inspection and maintenance, tank ventilation method and general construction details. Note that the LLFA prefers that the following is provided: (i) a straight low flow channel at the tank's invert, longitudinally through the centre of the tank and (ii) MHs at either end of the channel and (iii) the upstream MH being of the catch pit type: all of these measures are designed to reduce the risk of siltation within the tank.

It is noted that a "Tubersider" type tank was previously shown on the drawings, and it is assumed that this type is no longer being considered.

Therefore, Condition 10 **cannot be** discharged until further details are provided as noted above

Condition 12:

The LLFA confirms that the maintenance procedures set out in the Drainage Management Plan are acceptable, therefore Condition 12 **can be** discharged.

NOTE – the developer appears to have submitted details of a "flood routing during exceedance events" plan, however this application does not include Condition 11 which is the relevant condition.