

**Consultation Response from KC,
Lead Local Flood Authority**

2025/91844 Foxhall Environmental Services Ltd, Owler Lane, Birstall, WF17 9BW

Redevelopment of site to include erection of 3 light industrial units, prefabricated offices and waste transfer station shed and open storage

Date Responded: 09/09/2025.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Leivers Consultancy:

- FOX-BIR-IND-PL-03, Proposed Development Layout Rev – dated September 2024.

GeoSmart:

- 83705R2, Drainage Strategy dated 06/03/2025.

Drainage Summary:

It is noted that in the GeoSmart Drainage Strategy that a combination of soakways and attenuated discharge to sewer is proposed.

BGS data held by Kirklees Council indicates that the area in the north-east corner of the site adjacent to the M62 motorway is at risk of ground stability. It appears that the motorway is in cutting at this point with the motorway some 5.0m below the site, therefore there is a risk of re-emergence of infiltrated surface water within the embankment that could result in collapse.

Therefore, the LLFA would prefer that the surface water disposal from the new development to be by positive drainage by gravity to the public sewer in Owler Lane at an attenuated rate equivalent to 70% of the existing run-off rate (subject to agreement with Yorkshire Water and a minimum diameter of the flow control device outlet of 75mm) with attenuation storage provided sufficient to ensure no off-site discharge of surface water for the 1 in 100 year rainfall event (plus an allowance for climate change).

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended conditions set out below.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

DR07 Overland Flow Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the

development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and such approved scheme shall be retained thereafter.

DR10 Construction Phase Surface Water Flood Risk and Pollution prevention plan.

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.