

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

2025/92161 Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS

Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 (bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings

Date Responded: 29th August 2025

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 21 – Attenuation tank location.

This is a Highways DC condition and therefore the LLFA do not offer a response.

Condition 26 – Temporary Drainage

The statement that there is no need for temporary drainage because the site has been stripped and nothing has happened is unacceptable.

Although officially in a drought, storm events can happen at any time and all sites need to consider flooding, pollution and sedimentation problems.

Condition 28 – Tank Maintenance

A statement that Yorkshire Water will look after the tank is unacceptable. The LPA has a legal obligation under NPPF to ensure the maintenance and management of SUDS for the lifetime of the site. This includes the period between installation and adoption. The Principal Designer under CDM regulations 2015 should oversee the production of a maintenance and management plan of a completed and installed design. The CIRIA SUDS guide give typical methodologies for such attenuation system. The applicant is expected to make this site specific and relate it to plan and cross section drawings and a set design. This includes access to the tank and into the tank and a note to replace the neoprene seal if the flow control us ever removed for maintenance.