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: 1st March 2026 **Responding Officer: Paul Farndale** **Responding Ref:**

Condition 26 – Temporary Drainage – Flood and Pollution Management Plan for Construction

No additional material offered subsequent to our comments in December 2025.

This condition is NOT recommended for discharge.

Condition 28 – Attenuation and Maintenance

A more detailed maintenance plan has been provided. Although many of the aspects are generic, the LLFA will accept these, i.e. gullies and manholes.

The flow control device should have a replacement of the neoprene seal if the flow control must be removed for blockages at any point in the future.

For the attenuation tank, we would expect a more bespoke plan. However, we understand for the initial application that an FP McCann, concrete tank was to be used that can easily be accessed by camera for inspections. We can't comment on the design for man entry, this is a matter for the principal designer who oversees CDM regs 2015 and ensures a maintenance plan is provided before handover.

We advise the planning officer that confirmation is required that the design for the tank is FP McCann with submitted drawings, and has not been changed to crate storage which cannot be maintained as described in the report. Once this is done the condition CAN be discharged without further consultation to the LLFA