

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

2025/92187 Frankie And Bennys, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB

Discharge of details reserved by conditions 3 (Phase II Intrusive Site Investigation Report), 4 (Remediation Strategy), 6 (Verification Report), 8, 9, 11 (drainage), 17 (coal mining) on previous permission 2025/91401 for the variation of condition 2 (plans) on previous permission 2024/93522 for variation condition 2, 7, 12, 13, 14, 15, 16, 20 on previous permission 2023/93781 for demolition of existing buildings and erection of coffee shop with drive thru facility; drive-thru restaurant (Class E and Sui Generis); flexible commercial unit (Class E (a) and/or Class E (b) and/or hot-foot takeaway Sui Generis use); formation of hard and soft landscaping works; modifications to access and associated works

**Date Responded: 11/09/2025.
Responding Officer: Martin Stephenson
Responding Ref:1**

Previous response by the LLFA

Dated 16/02/2024 for application 2023/93781

Discharge of Drainage Conditions

- No. 8 (F & SW Drainage)
- No. 9 (Flood Routing)
- No.11 (Oil Interceptor)

Documents reviewed by the LLFA:

Waterco:

- 16209-2000, Proposed SW Drainage Layout, Rev T01 dated 12/06/2025.
- 16209-2003, Proposed SW Exceedance Plan, Rev T01 dated 12/06/2025.
- 16209-2400, Typical Details, Rev T01 dated 12/06/2025.
- 16209-250604, Hydraulic Calculations dated 04/06/2025.
- Tank Maintenance Schedule

Kingspan:

- Klargestor Oil Separator data Sheet.

Drainage Summary:

Condition 8:

The LLFA confirms that the proposed allowable discharge rate of 20.3l/s. and discharge point to the YW Surface Water sewer are accepted.

However, the LLFA has the following comments:

- The hydraulic calculations indicate that the attenuation storage tank has a porosity of 1.0, however the tank is of a cellular type, and this figure is typically 0.95 to account for the structure of the crates within the tank. The porosity figure should be corrected and the calculations re-submitted.
- The oil separator appears to be draining both hardstanding and roof areas. It is common practice not to connect the roof drainage through the separator to avoid the flushing out of oils in heavy rainfall. The roof drainage from the buildings should therefore be connected to the outfall pipe between the separator and the flow control chamber
- The MH at the attenuation tank (SWMH7) should be of the silt trap type to reduce the risk of siltation within the tank.
- There is no indication how the attenuation tank can be accessed for inspection and maintenance. Please indicate how this tank will be maintained in the long term.
- The Maintenance Schedule on covers the tank, further details are therefore required for the maintenance of the flow control device, gullies, surface water drainage pipework, etc.

The developer will need to address the above bullet point comments with re-submitted details; therefore, until the LLFA has reviewed these, Condition 8 **cannot be** discharged.

Condition 9:

The submitted flood exceedance routing drawing is accepted by the LLFA; therefore Condition 9 can be discharged.

Condition 11:

The LLFA confirms that the details provided are acceptable; therefore Condition 11 can be discharged.