From
Sent: 28 November 2025 12:22
To:

Subject: RE: 2 x DoC applications for Part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RA [LICH-DMS.FID204230]

Hi Ellie, Louise,

Following the email from Ellie dated 13.11.25, please see below response to the queries raised.

2025/92676 - Discharge of details reserved by conditions 12 (retaining walls), 17 (carbon emissions), 18 (crime mitigation strategy), 20 (noise assessment), 21 (materials), 23 (boundary treatments) and 32 (delivery noise management plan)

The natural stone will be Hard Yorkstone sourced from the Crosland Hill quarry located 1 mile from the site. Due to the early stage of the works we do not have a photograph available of the stone sample, however please see a link to the supplier's website which hopefully provides sufficient confirmation of the look and quality of the stone: . We trust this will satisfy the condition.

2025/92535 - Discharge of details reserved by conditions 9 (temporary drainage), 14 (oil/petrol interceptor), 15 (flood routing), 16, (drainage strategy), 19 (landscaping)

In relation to the points raised by the LLFA, the responses are set out in the table below. Please can the attached documents be uploaded to the file and shared with the LLFA for review?

Condition	LLFA comments	Response
Condition 9	Kirklees LLFA are concerned that crate storage is to be used to potentially store water contaminated with construction silt. Crate storage designs cause concern for long term siltation and the inability to camera the structure throughout, and depending on the design, adequately clean it. The use of a designated area for accumulation of run off water, as long as it doesn't clash with spoil heaps, deliveries, site cabins, is encouraging. For a development of this size, we suggest a 1 in 1 year 6 hours event is calculated for volume and for it to be clearly demonstrated that these areas can contain the volume. We encourage a narrative to go alongside any alterations to a construction phase drainage plan by way of helping explain and clarify details on drawings.	The proposed low spot of the site will be where the tank is proposed to be situated. Due to the underlying rock level, it would be impractical to introduce a sacrificial low spot elsewhere on site during construction. Therefore, we would propose to install the tank and ensure sufficient mitigation measures are in place to prevent the accumulation of silts within the tank during construction. The tank also provides adequate storage for any storm event.
Condition 14	It is noted from layout drawings that a named interceptor is included in the drainage network**.** In addition to this, details should be supplied to demonstrate that type of oil interceptor selected is adequate for the area draining to it.	Aquaswirl brochure attached.
Condition 15	There is limited information regarding flood routing apart from some direction arrows (in opposite directions) around the tank but no where else. We suggest a separate drawing that had multiple level data (engineering layout), contours would help. In this instance we are looking for a demonstration that the building is protected in an exceedance event or blockage scenario. The low spot of gulley or manhole leading to the attenuation tank is critical to show where water will flow and/or pond if the tank floods. Unlike a housing development where road networks and open spaces are encouraged to design safe routing around, flood routing on a site such as this is viewed proportionately to a design that involves a building and parking/loading areas.	See attached 21561-DR-C-0110
Condition 16	The condition states that, "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."	See attached 21561 – Maintenance Schedule

	This has not been included in the submission. A layout plan and supporting calculations have been submitted. To help support these, a coloured plan showing hardstanding areas contributing to each leg of surface water sewer is required so it can be cross referenced with the hydraulic simulation. A plan and cross section of the tank should be submitted to go alongside the access and maintenance and management plan. We do have concerns over a connection of a crate storage tank to a combined sewer in case this system surcharges and clogs up the crate storage reducing its capacity and therefore long-term compliance with drainage technical standards. This should be reviewed and the design justified, or risk adequately mitigated.	

We trust the above satisfies the outstanding queries however please do not hesitate to contact me if you require further information.

Many thanks,