

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

**2025/92737 rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF**

**Discharge of details reserved by conditions 10 (Phase II Intrusive Site Investigation Report), 11 (Remediation Strategy), 14(a) (coal mining activity), 16, 17, 18, 19, 20 (drainage), 21 (CEMP), 23 (estate roads), 24 (acoustic barrier) on previous permission 2023/92079 for outline application for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls.**

**Date Responded: 05/11/2025.**

**Responding Officer: Martin Stephenson**

**Responding Ref: 1**

**Previous response by the LLFA**

Dated 15/08/2023 for application 2023/92079

Dated 04/09/2023 for application 2023/92079

**Discharge of Drainage Conditions**

- No. 16 (Foul & Surface Water Drainage)
- No. 17 (Exceedance Flood Routing)
- No. 18 (Temporary Drainage)
- No. 19 (Foul Drainage) – is this a YW requirement? The LLFA generally do not review foul drainage other to ensure a separate system from the surface water drainage is provided.
- No. 20 (Surface Water Drainage) – completion of surface water drainage.

**Documents reviewed by the LLFA:**

Align Property Partners:

- PV2511-APP-92-XX-DR-C-2500, F&SW Drainage Plan, Rev P01 dated 26/09/2025.
- PV2511-APP-92-XX-DR-C-2501, Flood Exceedance Plan, Rev P01 dated 26/09/2025.
- PV2511-APP-92-XX-DR-C-2502, Temporary Drainage Plan -P01
- PV2511-APP-92-XX-CA-C-1000-P01 - Drainage Calcs

**Drainage Summary:**

**Condition 16:**

The drainage proposals indicated on drawing PV2511-APP-92-XX-DR-C-2500 are generally accepted by the LLFA including the proposed allowable discharge rate off site for the surface water drainage of 3.5l/s and the proposed connection to the YW Combined Sewer in Moor Lane (subject to YW approval).

Regarding the final attenuation tank, the LLFA would expect that MH S12 should be of the silt trap PCC ring type to reduce the risk of siltation entering the tank.

Further, the LLFA confirms that the Causeway Hydraulic Calculations are acceptable.

However, before this condition can be fully discharged, the remaining requirements regarding the construction details of the attenuation tanks (as set out in the Planning Decision Notice Condition 16) will need to be addressed. Particular attention should be paid regarding how the tanks will be inspected and maintained.

Therefore, Condition 16 **cannot be** discharged until additional information is provided.

Condition 17:

The LLFA confirms that Condition 17 can be discharged.

Condition 18:

The LLFA confirms that Condition 18 can be discharged.

Condition 20:

This condition applies only on completion of the surface water drainage and cannot therefore be discharged at this stage.