

**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: 09/12/2025.****Responding Officer: Martin Stephenson****Responding Ref: 2****Previous response by the LLFA**

Dated 15/08/2023 for application 2023/92079

Dated 04/09/2023 for application 2023/92079

Dated 05/11/2025 for application 2023/92737

**Discharge of Drainage Conditions**

- No. 16 (Foul & Surface Water Drainage)
- No. 17 (Exceedance Flood Routing)

**Documents reviewed by the LLFA:**

Align Property Partners:

- PV2511-APP-92-XX-DR-C-2500, F&SW Drainage Plan, Rev P02 dated 12/11/2025.
- PV2511-APP-92-XX-DR-C-2501, Flood Exceedance Plan, Rev P02 dated 12/11/2025.
- PV2511-APP-92-XX-DR-C-3402, Attenuation Tank 1 Details, Rev P01 dated 12/11/2025.
- PV2511-APP-92-XX-DR-C-3403, Attenuation Tank 2 Details, Rev P01 dated 12/11/2025.
- PV2511-APP-92-XX-RP-C-1002, SuDS Maintenance Report, Rev P01 dated 12/11/2025.

**Drainage Summary:****Condition 16:**

New information received after the LLFA's previous response dated 05/11/2025 indicates that there is a surface water sewer in Moor Lane and, as such, there should be separate foul and surface water drainage outfalls from the site through the 3<sup>rd</sup> party land belonging to No. 41 Moor Lane. Please revise the F&SW Drainage Plan to show the outfall from the flow control chamber connecting to the Yorkshire Water Surface Water sewer in Moor Lane and a separate foul outlet drain connecting to the Yorkshire Water Combined sewer in Moor Lane (both connections are subject to YW approvals and an agreement being in place to cross 3<sup>rd</sup> party land). Please revise this drawing and re-submit.

The Revision Box on Rev P02 of the F&SW Drainage Plan indicates that the drawing has not been checked or approved – has adequate Quality Assurance of the drawing been undertaken?

Attenuation Tank 2 Detail does not indicate a method of venting the top of the tank as it fills above the soffit levels of the inlet/outlet pipework. Please revise this drawing to show adequate ventilation and re-submit.

Appendix C of the SuDS Maintenance Report is blank – please include the proposed Record Sheet. In addition, the SuDS Maintenance Report does not give the require maintenance regime for the Flow Control Chambers. Please revise the Report and re-submit.

Condition 16 **cannot be** discharged until revised plans and additional information as noted above is provided.