Heneghan ARCHITECTURE

Date: 9th April 2026
Our Reference: 2533
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Kirklees Council
Planning and Development.
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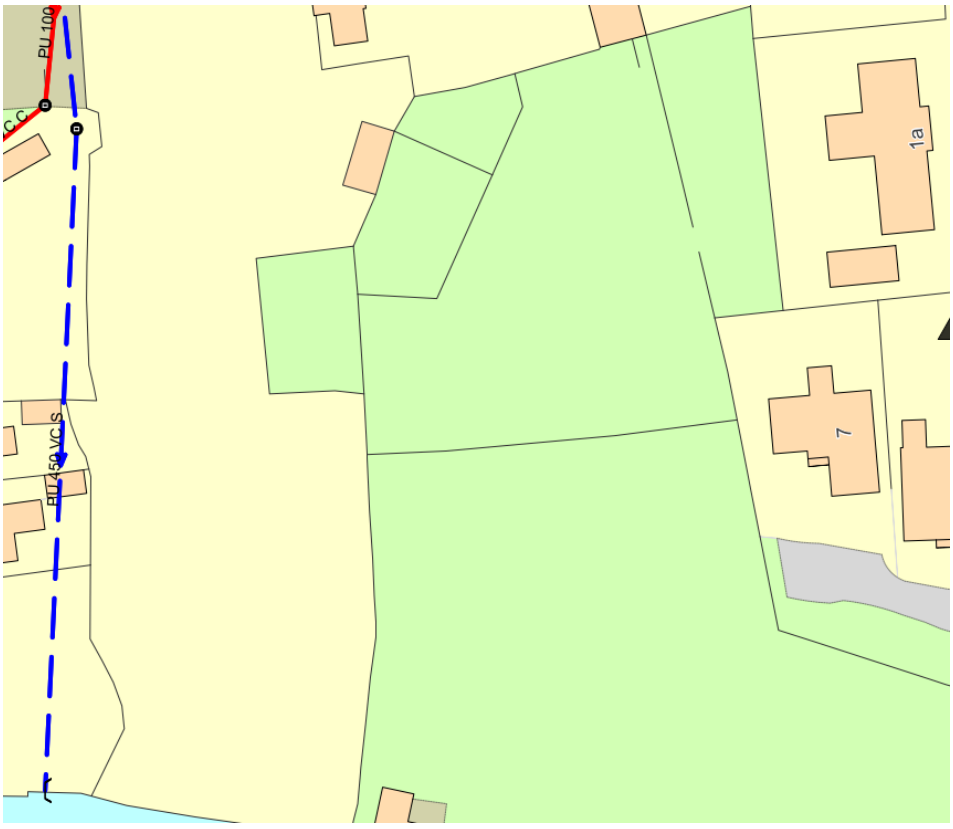
RE: Drainage Strategy for Residential Development at Old Water Hall, Mirfield

We write further to the LLFA response dated 31 December 2025. The indicative layout has been updated to address the flood risk and drainage points raised.

The revised plan now shows the Flood Zone 1 line and all proposed dwellings are within Flood Zone 1. The lower southern part of the site is reserved for open space, habitat and attenuation. The drawing also identifies a potential attenuation area, a possible swale / pond area, an indicative foul pumping station, the existing 450mm Yorkshire Water surface water sewer to the west, and the existing surface water drainage / culverted watercourse route shown on Kirklees records.

In surface water terms, the strategy is straightforward. The site falls naturally from Huddersfield Road to the south, allowing runoff to be directed by gravity to an attenuation feature in the lower part of the site before discharging to a suitable outfall. We are not relying on soakaways or pumped surface water.

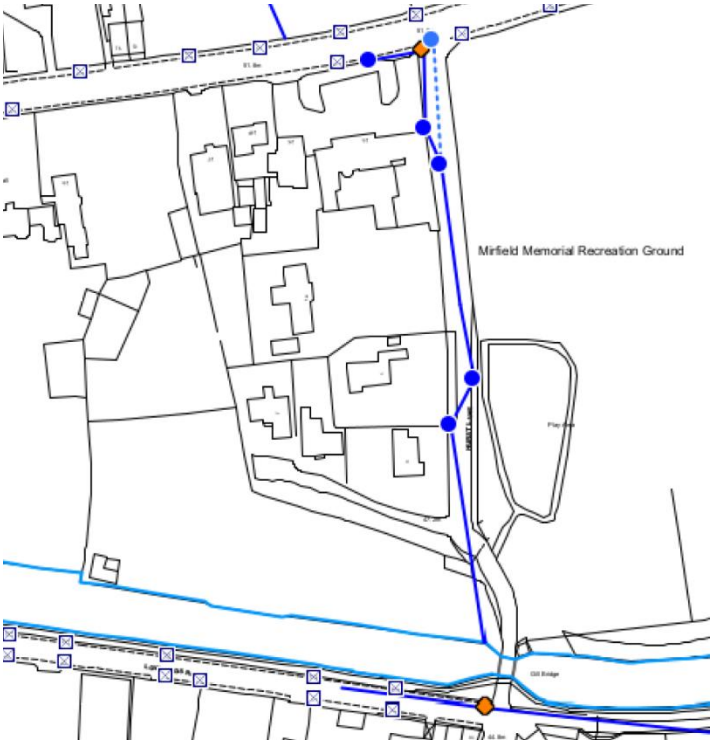
There are two realistic outfall options shown on the updated plan. First, the Yorkshire Water statutory sewer records show the existing 450mm surface water sewer to the west.



< screenshot of the Yorkshire Water Records showing the existing surface water sewer.

We can confirm the position shown on that record aligns with the outlet visible on site, this is shown on the photo below.





Second, the existing culverted watercourse shown on the Council's records runs partly within the application site boundary and provides a second gravity drainage option.

Given the nature of the application as outline with access only, any CCTV survey or condition survey of that culvert can reasonably be secured by condition if needed. Foul drainage is shown indicatively only at this stage, but the revised layout makes clear that space can be safeguarded for a pumping station if required.

This is an outline application for access only, so the purpose of the updated submission is not to provide a final engineered drainage design. It is to demonstrate that a sequential approach has been adopted, that all dwellings sit within Flood Zone 1, that sufficient space is available for attenuation and foul infrastructure, and that there are viable gravity-led drainage options in principle. On that basis, we consider the principle can be accepted, with the detailed drainage design, final point of connection and any necessary survey work addressed by condition and / or at Reserved Matters stage.

Yours sincerely

D. Heneghan

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