

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

2025/93088 Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD

Discharge of details reserved by conditions 5 (C(E)MP), 6 (CEMP), 7 (surface water drainage), 8 (temp drainage), 9 (oil interceptor) on previous permission 2024/92553 for erection of mixed industrial development (Use Classes E(g)(ii, iii), B2 and B8); including demolition of existing structures, new yard, parking, landscaping, drainage features and ancillary structures

Date Responded: 1st March 2026

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 7 – Surface Water

Plans and cross sections of the tank in line with our previous comments below have not been provided, along with improved bespoke maintenance and management plans. For more information please contact Flood Management at floodmanagement@kirklees.gov.uk

Full details of the tank, including plan and cross section, especially noting any drainage channels and access features for inspection and silt prevention are required. Unless a guarantee over longevity is stated or an independent assessment such as a BBA certificate, Kirklees would look to a conservative approach to replacing the crate storage that cannot be effectively cctv'd for periodic structural assessments. This would be a replacement every 25 years. The methodology on inspections and routine maintenance must be bespoke to the site and the selected style of storage. We believe some of the generic tasks listed might not be possible to carry out effectively.

This condition CANNOT be discharged at this moment in time.

Condition 8 – Temporary Drainage Plan

The sizing of a temporary basin is noted along with the use of silt fencing for a first phase pollution and siltation prevention plan.

For a 2nd phase we advise the use of road sweepers, wheel washing and silt protection to manholes and gullies once the main drainage is installed. This needs to be added to the plan to discharge the condition.

Should the plan prove inadequate due to site conditions experienced during construction, measures such as tankers to a suitable off-site location and flocculation should be considered in a back up plan.

Slight adjustments to the narrative are required to discharge this condition.

Condition 9 – Interceptor

No additional material has been supplied. Our previous comments still stand.

An interceptor is shown on drainage plans, and a manufacturers brochure has been included in the submission. The plan should show the selected interceptor to demonstrate flow rates have been considered in sizing the specific model.

Further information is required prior to discharging this condition.