

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

2025/93225 The Richardson Arms, 684, Bradford Road, Oakenshaw, BD12 7EN

**Alterations to convert former public house to 5 flats and erection of 4 dwellings with
associated works**

Date Responded: 10th April 2025

Responding Officer: Paul Farndale

Responding Ref: 1

Kirklees Flood Management & Drainage requires further information prior to advising on supporting this application.

A demonstration is required that 'space has been made for water'.

- As the only area that is formally drained on the site is the building itself, a drainage plan is required showing existing drainage and how to separate surface water from this building and amalgamate it with surface water from new houses and associated road and parking areas, with a discharge restriction of 3l/s. This will in turn result in a requirement for attenuation for the critical 1 in 100-year storm event with a 45% allowance for climate change. If the road is to be adopted, any structure over 900mm span under the highway could cause difficulties with the adoption process. If this is the case, we recommend early dialogue with Farhad Khatibi of Highways Structure and the section 38 adoption requirements.
- Statutory records show public sewers crossing the site in two places. Verification of the location of these sewers is required. This is in addition to any existing drainage plans for the Richardson's arms as these sewers are shown to serve adjacent properties, 5 and 7 Wood View. Also, a sewer showing in the red line boundary requires downstream survey to show how it connects to other systems in the vicinity of the site.