

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

**2025/93229 Land off, Westgate, Cleckheaton, BD19 5DR**

**Discharge of details reserved by conditions 15 (drainage), 33 (waste), 37 (cycle parking), 41 (LEAP) on previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works**

**Date Responded: 30<sup>th</sup> December 2025**

**Responding Officer: Paul Farndale**

**Responding Ref: 1**

### **Condition 15 – Surface Water Drainage**

Kirklees Flood Management & Drainage acting as LLFA are satisfied with the new outfall arrangements, i.e. a new manhole on the culvert as opposed to a headwall downstream.

The design system has been checked, including void ratio of 97% verified by the manufacturer.

Half drain down time is not listed but can be roughly calculated and is acceptable.

No flooding is shown in the simulation wizard provided.

A drawing showing a catchpit manhole at S25 is required for completeness to best prevent siltation of the tank. This must be reflected in the supplied maintenance plan.

The maintenance plan must be clear that this is for a management company set up under section 106 of the Town and Country Planning Act 1990 agreement. The management company shall involve all property owners. This is to facilitate a mechanism for the maintenance of the surface water system should the developer cease trading and the system is not adopted by a recognised statutory undertaker/NAV.

A full drawing of the tank with dimensions and segment dimensions is required. It is not clear how the 150mm low flow pipe is to be incorporated. It is not clear whether the 4 access points are concrete man access or the smaller system both stated in the manufacture's guide supplied.

It is not clear where the 60-year lifespan statement has come from. It does not state that this is a guarantee from the company or has been independently assessed. If this cannot be corroborated, then a 25-year lifespan will be assumed.

A replacement of the tank must be incorporated into the maintenance and management regime. It will be clear from the section 106 agreement that this maintenance plan will be void upon adoption by Yorkshire Water or a NAV and only for the period between installation and adoption.

We do not accept simple statements in the management plan about desilting. As access will be extremely difficult, a viable method statement must be provided to show how this is viable and how this will be carried out.

For the flow control device, the penstock will likely need greasing periodically to ensure it does not stick. The flow control device may need to be removed at some point, and the neoprene seal must be replaced at this point. Sumps must be cleared periodically and the methodology and plant required must be stated.

**FURTHER INFORMATION IS REQUIRED BEFORE THIS CONDITION CAN BE DISCHARGED**