

<b>Consultation Response from KC, Lead Local Flood Authority</b>
<b>2025/93229 Land off, Westgate, Cleckheaton, BD19 5DR</b>
<b>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</b>
<b>Date Responded: 22<sup>nd</sup> March 2026 Responding Officer: Paul Farndale Responding Ref:</b>

### **Condition 15 – Drainage**

Details of catchpit manhole S25 have been supplied and maintenance plans updated. This will help manage potential siltation and reduced the risk associated with it.

Full tank drawings have been supplied. There is no low flow channel shown although brochures suggest this can be incorporated. This should be considered for maintenance and access improvements or justified as to why it shouldn't be included. The movement of jetting hoses around all the struts from the shown access points for a tank this size will be problematic given the information provided an recommended methodology by the manufacturer (flexible hoses will be difficult to navigate).

A guarantee from the manufacturer has not been supplied. BS EN details are quoted along with 2 European compliant tests. We are prepared to take this as fact and that load and creep testing has been carried out and extrapolated to arrive at a probable lifespan. For future submissions we suggest that a particular certification number related to the product be quoted for checking purposes.

Kirklees Flood Management & Drainage are deeply concerned regarding the intent of the statement that a management company will be set up IF surface water systems are NOT adopted by Yorkshire Water.

This is not a viable method and will fail as properties will be sold whilst the INTENT to adopt could be in place but ultimately does not happen (based on numerous historical examples). This must be done as a protection to all residents who sign up to a management company as part of the sale.

The 106 agreement for this and all major application SHOULD, as part of Kirklees protocol for all major application, should have this as clause in the agreement. Any charges made for maintenance are not part of this agreement or part of the discharge of condition. The 106 agreement will have a break clause for this aspect of management upon adoption for a statutory undertaker or NAV.

We therefore ask the planning officer to investigate whether this requirement is fully understood and to monitor and obtain evidence that this happens.

Therefore,

**We do NOT recommend that this condition is discharged at this moment in time**