

**Consultation Response from KC,
Lead Local Flood Authority****2025/93299 Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB****Discharge of details reserved by condition 8 (drainage) on previous permission 2025/91401 for variation condition 2 (plans) on previous permission 2024/93522 for variation conditions 2, 7, 12, 13, 14, 15, 16, 20 on previous permission 2023/93781 for demolition of existing buildings and erection of coffee shop with drive thru facility; drive-thru restaurant (Class E and Sui Generis); flexible commercial unit (Class E (a) and/or Class E (b) and/or hot-foot takeaway Sui Generis use); formation of hard and soft landscaping works; modifications to access and associated works****Date Responded: 06/01/2026.****Responding Officer: Martin Stephenson****Responding Ref: 1****Previous response by the LLFA**

Dated 16/02/2024 for application 2023/93781

Discharge of Drainage Conditions

- **No. 8 (drainage)**

(Note: Conditions 9 & 10 also relate to drainage and will require further applications to discharge them)

Documents reviewed by the LLFA:

Waterco Ltd:

- 16209-2000, Proposed SW Drainage Layout, Rev T02 dated 26/11/2025.
- 16209-2001, Proposed Foul Drainage Layout, Rev T02 dated 26/11/2025.
- 16209-251124, SW HYDRAULIC MODEL-1, dated 24/11/2025.
- Attenuation Tank -SuDS Maintenance
- Flow Control Chamber - SuDS Maintenance
- Piped Drainage Systems - SuDS Maintenance

Drainage Summary:**Condition 8:**

The proposed foul drainage appears to discharge to the Yorkshire Water Surface Water Sewer in Woodhead Road – has this been agreed with YW?

The SW Drainage Layout drawing appears to show both roof and hardstanding drainage passing through the oil separator. This is not good practice as the roof water could flush out any retained oils.

No access into the attenuation tank is shown – how will the tank be inspected and maintained?

MH SWMH5.0 should be of the silt trap type to minimise the risk of siltation in the attenuation tank.

The invert level of the attenuation tank is not noted on the SW Drainage Layout drawing. There should be a self-cleansing gradient in the pipe from the tank to the connecting MH to ensure the tank fully empties after rainfall.

MH SWMH7.2 does not appear to be located over the existing drain to the YW SW sewer.

The submitted maintenance proposals are accepted, however note the above comment regarding access into the attenuation tank.

The LLFA confirms that the proposed design flow rate of 20.3l/s for the flow control device and the design calculations are accepted.

Condition 8 therefore **cannot be** discharged until the developer addresses the issues set out in the above comments.