

**Consultation Response from KC,
Lead Local Flood Authority**
2025/93394 Rowley Mills, Penistone Road, Fenay Bridge, Huddersfield, HD8 0LE
Erection of 3 storey front extension and 2 storey rear extension of Rowley Mills with associated car park amendments, ancillary structures and landscaping; first floor roof extensions, car park amendments and landscaping at International House with new access infrastructure and pedestrian crossing facility
Date Responded: 14/01/2026.
Responding Officer: Martin Stephenson
Responding Ref: 1
Documents reviewed by the LLFA:

KPP Architects:

- 2421-2010, Proposed Combined Site Plan, Rev P01 dated Feb 25.

Dudley Consulting:

- 23308-DCE-XX-XX-T-C-001-P01 FRA and Drainage Strategy, Rev P01 dated 28/03/2024.

Drainage Summary:

The LLFA confirms acceptance of the following as stated in the FRA:

- The drained area to the west of Penistone Road remains as exiting therefore no attenuation of surface water flows is required.
- As the proposed extensions are within FZ1, a sequential test is not required.
- No flooding of the occupied areas of the site from the 0.1% or 1% + 20%CC AEP river levels.
- No risk of flooding from other sources.
- Infiltration is not viable.
- Preferred outfall for surface water is to Beldon Brook.
- Total allowable discharge of surface water is **100.0l/s** (as indicated in Table 3)
- Provision of an oil separator to the drainage from the parking areas.
- The proposed Maintenance Strategies.
- The 570m³ Attenuation Tank and Flow Control Device rated at **58.3l/s** (outlet diameter 304mm) discharging via Outfall 1.
- The 4.24 m³ of flooding during the critical design rainfall event is acceptable.

NOTE: the MH connected to the Attenuation Tank should be of the silt trap type to reduce the risk of siltation within the tank and access points should be provided into the tank for easier inspection and maintenance.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the note comments above and the recommended conditions set out below.

DR07 Overland Flow Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and such approved scheme shall be retained thereafter.

DR10 Construction Phase Surface Water Flood Risk and Pollution prevention plan.

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.