

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

2025/93500 adj, 208, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ

Discharge of details reserved by conditions 6 (Phase II Intrusive Site Investigation Report), 7 (Remediation Strategy), 14 (Temporary drainage), 16 (drainage strategy, 17 (drainage attenuation), 23 (construction traffic), 26 (EVC) on previous permission 2018/90151 for outline application for erection of residential development

Date Responded: 16th January 2026

Responding Officer: Paul Farndale

Responding Ref: 1

Please note conditions 16 and 17 were discharged under a different application 2024/91007. Condition 14 was outstanding. The submissions came from a different applicant.

For this application:

Condition 14 – Temporary Drainage

A plan has been submitted for temporary drainage. A narrative should accompany this looking at how risk has been identified and a list of the mitigation measures and how they are managed. A site should look to contain run off in the stage between site clearance and the attenuations tank being installed. For a site this size the 1 in 1 year 6-hour event should be considered.

We do NOT recommend that this condition be discharged at this moment in time.

Conditions 16 and 17 Surface Water Drainage and Attenuation

Full details of the tank, plan and cross section are required.

A full hydraulic drainage simulation is required to demonstrate no flooding in a 1 in 1, 1 in 30 and 1 in 100 + climate change event. Details should accurately correspond to a coloured hard standing drawing identifying the areas that contribute to each sewer leg.

A flow control head flow ratio graph should be provided.

Details of safe flood routing is required. Whilst engineering layouts have been submitted, these don't include the private drive adjacent to plots 6, 7, and 8. It appears that water will flow toward these properties and measure should be included to ensure a safe route continues to the main road away from the building.

We do NOT recommend that this condition be discharged at this moment in time.