

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

2026/91264 Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX

Discharge of details reserved by conditions 12 (Structures in HW), 15 (surface water strategy), 16 (exceedance routing), and 17 (oil interceptor) on previous permission 2022/91477 for Hybrid Planning Application for erection of industrial unit for B2 /B8 use, with ancillary office space and associated access, parking, groundworks and landscaping in conjunction with outline application for mixed use development use class E(b),B2 and B8, with ancillary office space and associated works

Date Responded: 10th June 2026

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 15 – Drainage Details.

To discharge this condition a 10.5l/s restriction of surface water to a defined local watercourse is required. The submitted primary method of discharging to highway drain is not permitted and should be removed from the submission.

An alternative scheme submitted is acceptable (In terms of discharge rate and outfall location) but as the drain crosses Kirklees land and outfalls to the watercourse, immediate dialogue with Gary Fowler, Estates Manager, to establish the landowner's permission to connect is required. The LLFA permission from a land drainage perspective is sanctioned.

The LLFA reject the use of tanks and flow controls on individual plots with under 3l/s as a minimum 75mm orifice size has to be achieved.

Details of selected tanks, including plan and cross-sectional views with access arrangements are required.

Tank dimensions must be listed on drainage plans to be cross referenced with hydraulic calculations.

Maintenance and management plans must be bespoke to the tank design as not generic as in this case.

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

Condition 16 – Flood Routing

A full engineering layout is required with contours on the road network and labelled levels. Spot levels should be included for back of kerb and access roads/yards, with gradient direction and calculations shown clearly on hardstanding around the buildings. It must be clear that buildings will not be susceptible to water entry and finished floor levels stated. This does not mean aco drain protection at the building entrance but finished floor levels are higher than the surrounding area so water does not pond but can work its way to low spots and be stored on site. I.e. design the road network and yards to channel water when drainage fails.

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

Condition 17 Interceptors

An offline settlement pond is an inadequate design for the improvement of the discharge of surface water in terms of water quality.

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