

Strategic Drainage Consultation

Consultation on Application Number: 2013/90249

Address: Lock Street, Thornhill, Dewsbury, WF12 9BZ

Proposal: Outline application for erection of 106 dwellings, demolition of existing buildings and railway embankment.

DC Officer: Bill Topping

Drainage Officer: Paul Farndale

Comments:-

No specific flood risk has been identified as significant for this development and on this aspect we concur with the findings of the flood risk assessment.

However the submitted Flood Risk Assessment assumes that buildings are positively drained which has not been proven. We therefore do not support its findings with regard to surface water discharge restrictions.

Surface Water Drainage Strategy

The flood risk assessment mentions the use of swales and ponds for storage but no space appears to have been made in the layout plans for such techniques.

A view of some of the existing buildings fronting onto Lock Street shows rainwater pipes discharging to ground. This would prevent them (in part at least) from being included in the existing run off assessment as having positive connections. **A full survey of the existing drainage will be required or greenfield rates of 5l/s/ha will apply (12.5l/s).**

A connection to the canal is preferable to a connection to combined public sewers, in line with the surface water hierarchy of disposal.

Kirklees Flood Management & Drainage will oppose any pumped solution for surface water discharge on the grounds that it introduces a risk of flooding that is not currently present on site.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained throughout the lifetime of the development.

DR01B Separate Drainage Systems

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

DR06 Flow Restriction & Surface Water Attenuation (DR05/6 Amalgamated)

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 70% of the existing pre-development flow rate to the same outfall, has been submitted to and approved in writing by Local Planning Authority. Where the existing drainage cannot be demonstrated or a scheme to connect surface water to a different outfall is submitted, a restriction of 5l/s/ha will apply. The drainage scheme shall be designed to attenuate surface water generated by the critical 1 in 30 year storm event as a minimum requirement. Volumes generated by storms greater than the critical 1 in 30 storm event to a maximum of the critical 1 in 100 year storm event, with an appropriate allowance for climate change, shall be stored on site in areas to be approved in writing by the Local Planning Authority unless it can be demonstrated to the satisfaction of the Local Planning Authority that flows from site do not cause an increased risk in flooding elsewhere. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Signed: Paul Farndale

Date: 2nd April 2013