

Strategic Drainage Consultation

Consultation on Application Number: 2013/93419

Address: Land to rear of 52 and 54, Mountjoy Road, Edgerton, Huddersfield, HD1 5QQ

Proposal: Outline application for 1 no. dwelling.

DC Officer: Louise Clarke

Drainage Officer: Paul Farndale

Comments:-

Flood Risk

This site is in main river flood zone 1 – Low Risk

There are no known surface water issues in the vicinity of the site.

Drainage Strategy

No drainage strategy has been indicated at this stage. In line with the surface water hierarchy of disposal, soakaways must be investigated for their suitability. Only where it is clearly demonstrated that soakaways are not viable due to soil conditions, pose a risk of re-emergence to cause boggy ground or flooding to properties at lower levels, can alternative schemes be considered.

Alternative schemes should then consider watercourse in the first instance. However Kirklees Flood Management & Drainage has no records of watercourses in the vicinity of the site.

Public combined sewers should only be considered where other options are not available or carry a risk deemed to be unacceptable.

Should a connection be required impermeable areas should be kept to a minimum, e.g. permeable driveways. Advice should be taken from the CLG Document 'Guidance on the Permeable Surfacing of Front Gardens'

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

This is to mitigate the impact of cumulative development on urban drainage systems. Other sustainable methods will need to be considered such as rainwater harvesting/greywater recycling. A sustainable drainage report is therefore required.

Suggested Conditions

DR18 Soakaways

Development shall not commence until a scheme demonstrating an adequately designed soakaway for an effective means of drainage of surface water on this development/site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include percolation tests in accordance with BRE Digest 365 along with calculations demonstrating that the designed soakaways can store a critical 1 in 30 year storm event and can empty by 50% within 24 hours. Where it is demonstrated that soakaways are not an effective means of drainage for surface water, an alternative scheme should be submitted to the Local Planning Authority for consideration. 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 retained thereafter throughout the lifetime of the development.

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including a sustainable drainage assessment incorporating methodology on limiting discharge of surface water, off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned) 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.

Signed: Paul Farndale

Date: 31st October 2013