

Strategic Drainage Consultation

Consultation on Application Number: 2014/91813

Address: Hoyle Ing Dyeworks, Manchester Road, Linthwaite, Huddersfield.

Proposal: Demolition of part of mill, alterations to convert mill building into 6 dwelling and Erection of 11 New Dwellings with Associated Parking.

DC Officer: Nick Willock

Drainage Officer: Paul Farndale

Comments:-

Further Information is required.

Flood Risk/Watercourses

Although this site is located in main river flood zone 1 – low risk, plans show linear flow patterns for surface water flooding from Gilroyd Lane to Hoyle Ing and onto main river.

In our experience this usually indicated the presence of a piped watercourse tributary or that local drainage networks include a natural dry weather flow. Given the nature of the former use of site an analysis of water feeds is required to fully understand what may be present and so that any flows can be safely accommodated within the site.

This is also important in considering flow routing.

Surface Water Discharge

Kirklees Flood Management & Drainage were not consulted on the 2011 application. The flood risk assessment states that surface water was discharged in part to the foul sewer network under a trade effluent agreement.

Soakaways on steep sided slopes are not advisable due to the risk of re-emergence affecting road and property at lower level.

A connection to water course can be considered. Local surface water sewers are present around the site. Early dialogue with Yorkshire Water is advised on this matter regarding a discharge rate. Discharge rates can be further restricted and should meet Kirklees guidelines in order to manage how the catchment is drained.

There may be potential to offset the current flows to local combined drains by moving a proportion of flows to the surface water network whilst achieving an overall reduction in flows from the site. Attenuation is however likely and space should be made.

The analysis of previous water feeds on site will enable practitioners to fully understand the systems that may be available in order to make an informed decision.

Signed: Paul Farndale

Date: 15th July 2014