

Stuart Daniel

From: Paul Farndale
Sent: 14 March 2016 10:41
To: Stuart Daniel
Cc: Andrew Higgins; Farhad Khatibi
Subject: RE: Former Parkham Foods Site, 395, Halifax Road, Liversedge, WF15 8DU

Hello Stuart,

Material has now been submitted showing an intention to put the off site existing sewers up for adoption. This will be vital to our section 38 people adopting the on site drainage. Yorkshire Water are not guaranteed to agree to this. However for planning purposes I cannot reject on this basis. The foul system may have already been transferred under the 2011 Private Sewer Transfer regulations.

A letter has been provided showing that the owners do not object to a section 102 application (retrospective off site adoption).

I can sanction a 3 l/s constraint for the 1 in 30 year storm, rising to 5l/s for the 1in 100+ climate change. At the moment crude sizing of the tank has been supplied and a condition is required for the detailed design. We need to advise that Sandersons speak to our Structures team over the use of box culverts under adoptable highway at the earliest opportunity.

Indicative flood routing using the drainage easement has been show. Again a detailed design is required. We advise that permitted development rights are removed from these properties should the easement not be ratified with Yorkshire Water. This is imperative to prevent building over or close to the estates drainage systems and preserve a safe overland route in extreme events or blockage scenarios. Highway design will need to reflect this route.

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) 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.

DR07 Overland Flood Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. 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 such approved scheme shall be retained thereafter throughout the lifetime of the development.

Kind regards,

Paul Farndale
Principal Engineer

From: Paul Farndale
Sent: 07 December 2015 16:55
To: Stuart Daniel
Cc: Andrew Higgins
Subject: Former Parkham Foods Site, 395, Halifax Road, Liversedge, WF15 8DU

Hello Stuart,

There's a little bit of confusion over original comments and which Parkham Foods site this was for which there was a pre-planning enquiry. For the application sent in there is a lack of information on the previous drainage system, however as the buildings have been demolished for some time, in drainage terms we should look at this as a greenfield site.

Foul Sewer

Yorkshire Water hold records of 2 trade effluent systems serving the old site although one is shown as abandoned. These would offer connections to a combined sewer in Halifax Road. The proposed drainage system shows a connection to a system heading south serving adjacent houses to the east. We have no objection to a connection to either but YW need to be aware as the foul system serving the adjacent houses and its current legal status. Unless all are adopted or aim to be adopted under section 104 or 102 of the Water Industry Act then all systems will remain private. This will be a barrier to road adoption under section 38 Highways Act.

Surface Water

For surface water, in line with the hierarchy of disposal, infiltration systems must be provisionally tested at this stage if layout is to be decided. Andrew Higgins should be contacted with reference to highways soakaways and making space for them and flood routing from failure. This is likely to mean space for soft landscaping given over to highways as Kirklees do not generally accept soakaways under the highway for maintenance/renewal purposes. Property soakaways needs to be 5 metres away from property. An agreed layout must be able to accommodate this.

If soakaways are proven not to be an effective means of draining surface water then a connection to Clough Beck can be considered as the next option. Again clarity is required. Kirklees Council as land drainage authority will only sanction a connection restricted to 3l/s in line with our guidelines. It is not clear whether this has been taken into account for estimated storage requirements and whether these can be accommodated on site for the 1 in 30 year event and the critical 1 in 100 + climate change event. The route shown connecting to a private system would need permission off the landowner to make it, and a CCTV survey of this pipe to ensure it is fit for purpose for a connection. However the site layout does not provide sufficient easements for both systems in line with sewers for adoption.

Unless the new and existing adjacent system can be adopted by Yorkshire Water, this will preclude the adoption of the road network under section 38 of the Highways Act 1980.

There is an alternative outfall to the south west where a requisition to an existing foul and surface water Rydale Court could be achieved if no agreement can be reached with the landowner over access. A reconfiguration of the layout would however be required.

The requirement for suitable easements will give an opportunity for designing safe flood routing into the site of which there is currently no indication in the layout.

There should be no pumping of surface water from this development.

Flood Routing – Blockage and Exceedance

Flood routing has to be considered in the layout. Provisional levels need to be shown and a safe route shown off site. This should not put property at risk and where practicable should avoid curtilage altogether. If the latter is not practicable by the Planning Officer then a clear engineered mitigation solution is required and measures taken to ensure future extensions and development within the affected property are limited.

We do not expect to see arrows effectively hugging properties or flowing between small gaps between properties which is not considered safe, but a provisional route which the layout is designed around with clear space to separate flows from buildings. The sites low spot in relation to a topo survey, gully low spots, likely spill points in relation to the drainage design and what happens if gullies are bypassed must all be considered, alongside road and kerb levels need to be examined so a detailed design can be taken forward. This cannot be a condition without examination at this stage.

Early discussions are invited prior to making a decision on this application.

Section 106

This application was originally submitted in February before requirements to ensure maintenance and management of sustainable drainage systems came into force. However maintenance and management is always advisable rather than leaving systems private for householders to maintain themselves. Above comments about potentially stopping a chance of road adoption need to be considered.

Kind regards,

Paul Farndale
Principal Engineer
Flood Management & Drainage
Investment & Regeneration Service
Kirklees Council
01484 221000

In short therefore much more work needs to be done to remove our initial objection to a layout design that can accommodate an agreed drainage system.