Flood Management Consultation

Consultation on Application Number: 2016/92298

Address: Former North Bierley Waste Water Treatment Works, Oakenshaw, Bradford, BD12 7ET

Proposal: Outline application for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B/) and residential use (use class C3)

DC Officer: Farzana Tabasum

Drainage Officer: Gemma Snell

Comments:-
Flood Management has no objection to the proposal at outline stage (with all matters reserved) subject to the following conditions being attached to any approval.

Condition
The development shall only be carried out in accordance with the approved Flood Risk Assessment, produced by Curtins dated 12th May 2016 Ref 60304-FRA-SB and shall incorporate all the proposed mitigation measures into the development.
In particular it shall:
Ensure all residential and commercial buildings and their servicing access roads are located outside of the 100 year flood outlines determined by the FRC model.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.

Condition
An assessment of the proposed groundworks, demonstrating that there will be no loss of flood plain storage for the 1 in 100 year event, must be submitted at reserved matters stage.
Reason: To ensure that the site can be developed safely without increasing flood risk to the proposed development and surrounding area, in accordance with the NPPF.

Condition
Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5 l/s/ha has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Flows between the critical1 in 30 or critical 1 in 100 year storm events 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 discharge from site does 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.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.

Condition
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, 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.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.

If the applicant would like to discuss these comments further please contact me on 01484 221000.

Signed: Gemma Snell
Date: 5th August 2016.