

Flood Management & Drainage Consultation

Consultation on Application Number: 2016/92812

Address: Victoria Works, Fisher Green, Honley, Holmfirth, HD9 6DP

Proposal: Demolition of industrial building and erection of 17 No. apartments with integral garages and associated parking

DC Officer: Farzana Tabasum

Drainage Officer: Paul Farndale

Comments:-

Summary For Planning Officer

Kirklees Flood Management & Drainage OBJECT to this application on the grounds of an inadequate drainage submission. Further information can overcome this objection.

- Application not submitted in accordance with West Yorkshire Combined Authority SUDS guide.
- Promotion of permeable paving without testing and ignoring sustainable approaches for the remainder of the site.

Details for Consultant

An exploration of infiltration techniques should be submitted early in the application process. This has not happened. It is unclear therefore that permeable paving promoted is viable. If it does work we would expect infiltration techniques to be used throughout with no connection to sewer permitted. A connection to sewer is shown on a separate drawing. This is rejected until further supporting information is supplied.

If infiltration techniques are proved not to work in this area or create a risk then watercourse needs to be considered prior to sewer. Watercourses are available close to the site.

BGS data indicated infiltration techniques have very significant constraints, moderate susceptibility to groundwater contaminants, and relatively shallow groundwater, Local properties adjacent to the site are likely to have cellars which can be at risk to flooding where groundwater flows are introduced.

A full survey of existing drainage needs to be carried out to examine where surface water currently goes. It is noted that some yard areas are not positively drained on site and should be discounted from this assessment. Where connectivity cannot be proved a greenfield run off restriction should apply. Attenuation is likely and the planning officer needs to be assured it can be accommodated on site within the proposed layout. This also has not occurred.

Signed: Paul Farndale

Date: 11th October 2016