



Our Ref: B21454/FRA

Your Ref: 2017/90207

Chkd: NDT

Date: 6th April 2017

Planning Department
Kirklees Council

Fao: Matthew Woodward

Dear Mr Woodward

RE: THONGSBRIDGE MILLS, MIRY LANE, THONGSBRIDGE, HD9 7RW

I refer to the comments made by Paul Farndale on the Flood Risk Assessment report by jnp group submitted with the outline application for this site.

I have replicated the comments below and added in our response which I hope will address your concerns to a level where outstanding issues can be conditioned.

A sequential test should be submitted for this application. The Environment Agency should be consulted on flood risk from main river which should include an assessment for areas at risk incorporating calculations for climate change.

The sequential test will be submitted by the planning consultant. We await comments from the EA on our FRA which we believe addresses the fluvial flood risk.

Surface water flood does show an area of ponding up to 600mm deep which needs to be analysed should buildings be located there. This is not picked up in the FRA.

Since the FRA was completed, a provisional site layout has been prepared (see attached). We have superimposed the building locations on the EA surface water flooding map, and the detailed views show the modelled depth of flooding during low, medium and high risk scenarios.

The overlay shows that the proposed building locations are in areas predicted to be at only low risk of surface water flooding. The predicted depth of such flooding is predicted to be mostly less than 300mm and in small areas, 300mm to 900mm. These risks would be mitigated by the site drainage design.

Areas at medium and high risk of flooding are restricted to the southern side of the access road (the high risk area to the north of the site is on the northern side of the former dam wall which is at a lower elevation).

During the detailed design stage, a drainage design will be developed to restrict the run-off of surface water from the site to the agreed discharge rate for a 1 in 100 year storm event plus 40% allowance for climate change.

A temporary drainage plan will be required to prevent pollution and siltation of local watercourses and drainage systems. This can be conditioned. Accepted

We do not object to direct connections of 5l/s/ha for the developed area to watercourse. Indirect connections via culvert can only be permitted if the said culvert is desilted and demonstrated as 'fit for purpose'.

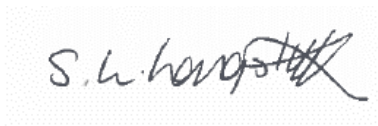
Appropriate stand-off distances to culverted watercourses need to be established based on size, depth and condition currently not provided.

It is proposed to discharge surface water to the River Holme via the culvert to the north east of the site, a distance of approximately 25m. The culvert will be inspected and desilted, if the condition is found to be unsuitable for the discharge of surface water directly through the culvert, a pipe will be laid through the culvert.

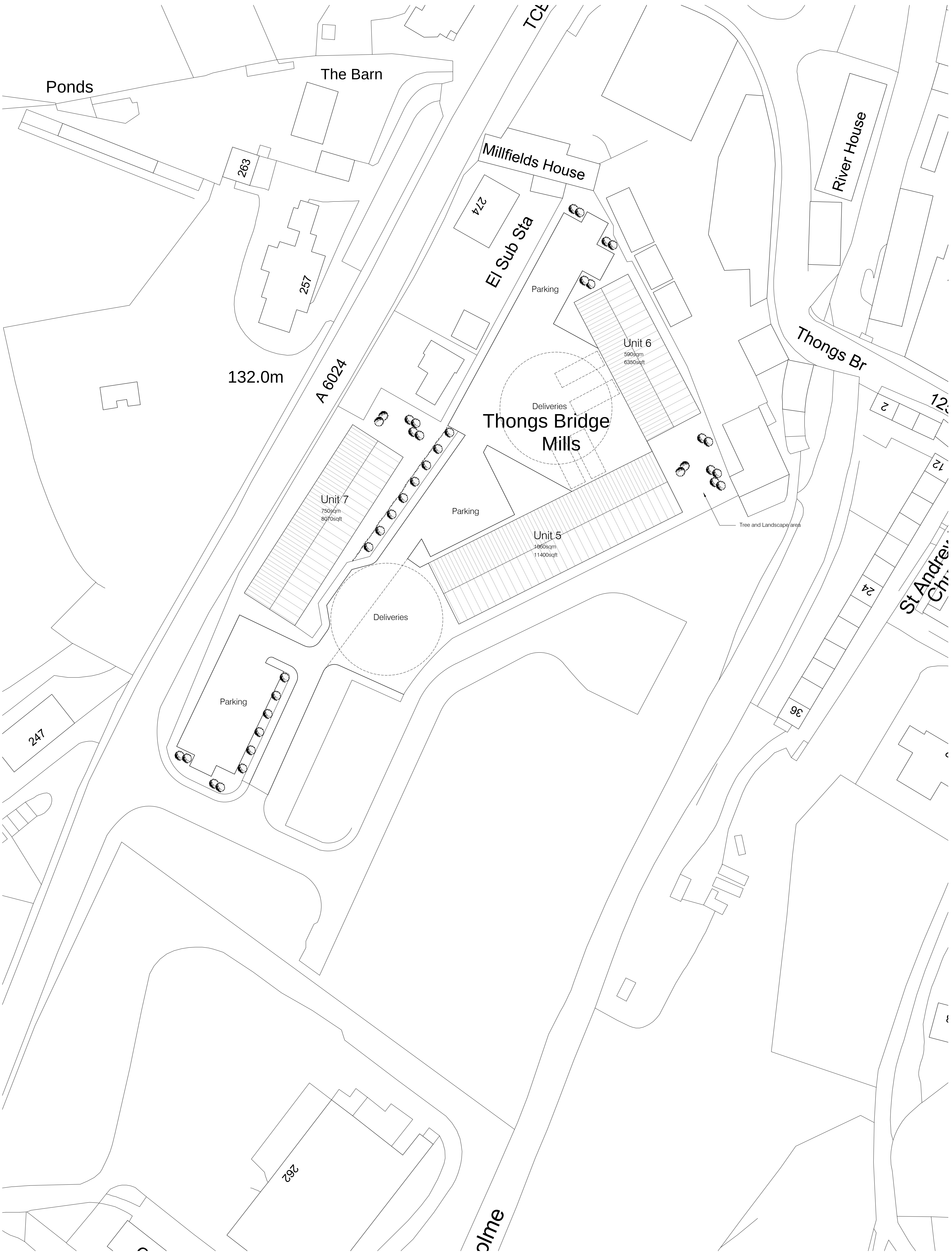
The culvert commences at the eastern edge of the site and does not underlie the site, therefore a stand-off distance is not required. The land to the north east is owned by the client (Mr Marsden) and he has indicated that routing the surface water through this culvert is acceptable.

If you require any further information, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Longstaff', with a stylized flourish at the end.

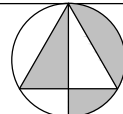
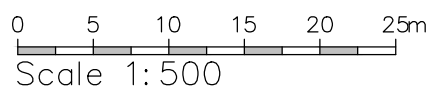
Sarah Longstaff
Senior Hydrogeologist



Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Thongsbridge Mills

A Building footprints adjusted Feb 17
Rev. Des. Date



Project	Proposed B1 and Light Industrial Units at Thongsbridge Mills, Thongsbridge		
Client	Mr S Marsden c/o RHPC, Bowers Mill, Branch Road, Barkisland		
Dwg Title	Indicative Layout	Rev.	A
Scale	1: 500 @ A1		
Date	Feb 2017		

