

Hannah Halstead

From: Paul Farndale
Sent: 04 June 2017 10:48
To: DCAdmin
Cc: Matthew Woodward; Highways DevelopmentControl
Subject: FW: Attached letter from Kirklees Council regarding application number 2017/91361 at location Land at Cross Lane, Scholes
Attachments: Cross Lane, Scholes.docx

Follow Up Flag: Follow up
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Categories: Hannah

Please see my comments attached.

Highways DC added as we believe 278 works will be needed to upgrade existing drainage on Cross Lane. At a minimum there should be further examination so as to ensure the flood risk protection of new properties so far as is reasonably practicable.

Regards,

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

From: Planning ContactCentre
Sent: 28 April 2017 10:51
To: Floodmanagement
Subject: Attached letter from Kirklees Council regarding application number 2017/91361 at location Land at Cross Lane, Scholes

Please open attached letter regarding a planning matter.

Lead Local Flood Authority Statutory Consultation

Consultation on Application Number: 2017/91361

Address: Land at Cross Lane, Scholes

Proposal: Erection of 39 dwellings and associated landscaping

DC Officer: Matthew Woodward

Drainage Officer: Paul Farndale

Comments:-

Summary For Planning Officer

Kirklees Flood Management and Drainage, as Lead Local Flood Authority, SUPPORTS this application in principle. Key areas of concern need to be followed through to detailed design via condition and agreements, namely:

- Further **soakaway testing** will be required. Should seasonal testing reveal problems for design we expect unrecorded systems in adjacent estates, that will have become public sewers under the Private Sewer Transfer Regulations 2011 to be researched (The FRA incorrectly states there are no public sewers in the vicinity of the site).
- **Flood routing for the highway layout** including the position of highway soakaways in landscaped area must not provide a risk to the properties in an **exceedance event. There is a concern over the indicative plan and soakaway** location and the opportunity should be taken to AVOID risk.
- There is a lack of formal drainage in Cross Lane. We **recommend section 278 works** to rectify this and prevent unmanaged run off ponding or flowing down driveways and estate roads resulting in flooding for the new development.
- **Section 106 undertaking** will be required to manage soakaways on site via a management company until such a time as they are formally adopted by a recognised authority. This is in line with LPA obligations.
- There is potential, through discussion with Section 38 representatives to agree a small trial area of 'adoptable' permeable paving at the bottom of the site.

Suggested Conditions

DR18 Soakways

Development shall not commence until a scheme demonstrating an adequately designed soakaways for an effective means of drainage of surface water on this development/site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include percolation tests (replicated for different seasons) in accordance with BRE Digest 365 along with calculations demonstrating that the designed soakaways can store a critical 1 in 30 year storm event and can empty by 50% within 24 hours. An analysis of the 1 in 100 storm events with an appropriate allowance for climate change must be carried out and measures to mitigate associated flood risk included in the scheme to be approved by the FRA. A maintenance and management plan for sustainable drainage should also be submitted as part of the scheme. 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 retained thereafter. Should soakaways prove not to be a viable solution for surface water and alternative scheme should be submitted for consideration.

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including outfalls, agreed discharge rates and attenuation design where appropriate) 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.

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, exceedance events and blockage scenarios, 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.

DR10 Temporary Drainage Provision

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Signed: Paul Farndale

Date: 4th June 2017