Hannah Halstead

From: Paul Farndale
Sent: 03 July 2017 15:01
To: 'Nick Pleasant'; John Ritchie
Subject: RE: 2017/91489 & 2017/91486 Leeds Road Retail Park
Attachments: Drainage Scheme DCON.PDF; SW Attenuation Calcs Leeds Road.pdf

Hello John,

OK to discharge conditions on both sites.

Kind regards,

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

From: Nick Pleasant [mailto:NickPleasant@njlconsulting.co.uk]
Sent: 05 June 2017 17:06
To: John Ritchie
Subject: RE: 2017/91489 & 2017/91486 Leeds Road Retail Park

John,

Please see attached clarification on drainage matters.

The letter and calculations confirm the proposed drainage scheme can deliver necessary betterments.

I trust this provides sufficient detail.

Regards
Nick

Nick Pleasant
BA(Hons) DipTP MRTPI
Associate Director

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From: John Ritchie [mailto:John.Ritchie@kirklees.gov.uk]
Sent: 05 June 2017 09:14
To: Nick Pleasant <NickPleasant@njlconsulting.co.uk>
Subject: 2017/91489 & 2017/91486 Leeds Road Retail Park

I write with reference to the current applications to discharge drainage conditions on planning permissions 2016/92574 (condition 5) & 2016/92385 (conditions 12 & 13)

The KC Flood Management Officer had initial concerns that discharge conditions promoted on the submitted plans (17.618l/s) are far in excess of those stated in the original flood risk assessment of Betts for 2013/93415.
It is now understood that the drainage solution for this site in terms of discharge rates and attenuation is to be amalgamated with that of the adjacent application. This may explain why discharge rates appear to be in excess of that promoted by the original FRA for this site. In order to discharge this condition we recommend a brief note explaining the strategy and accompanying microdrainage calculations to demonstrate the 1 in 30 and 1 in 100 year critical events with an appropriate allowance for climate change do not cause a flood risk.

I would be grateful to receive clarification and any amended details for both applications within the next seven days.

John Ritchie
Senior Planning Officer - Development Management
Investment and Regeneration Service
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Investment and Regeneration Service
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PO BOX B93,
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Huddersfield,
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Attn: Mr John Ritchie

5/6/17
Your ref.:
Our ref.: 1512402

By email only

Dear Mr Ritchie,

2017/91489 & 2017/91486 Leeds Road Retail Park – Discharge of Drainage (2016/92574: condition 5 & 20 and 16/92385: conditions 12 & 13)

To respond to the following question raised by you in your email dated 5/6/17 in relation to the drainage proposals as follows:

"The KC Flood Management Officer had initial concerns that discharge conditions promoted on the submitted plans (17.618l/s) are far in excess of those stated in the original flood risk assessment of Betts for 2013/93415.

It is now understood that the drainage solution for this site in terms of discharge rates and attenuation is to be amalgamated with that of the adjacent application. This may explain why discharge rates appear to be in excess of that promoted by the original FRA for this site. In order to discharge this condition we recommend a brief note explaining the strategy and accompanying microdrainage calculations to demonstrate the 1 in 30 and 1 in 100 year critical events with an appropriate allowance for climate change do not cause a flood risk".

Please see extracts from the Betts FRA for the pods:

Should infiltration and outfall to the neighbouring watercourse be determined not feasible following testing and further investigations, then the proposals are to mimic the pre-development situation and utilise the existing onsite formal drainage systems for conveyance and connection. The discharge of surface water from the site is proposed to be restricted to mimic the pre-development situation (50mm/hr) with 50% betterment (calculated to be 11.2l/s). The restricted flow will generate a storage requirement during periods of intense rainfall. **Detailed drainage design will be required to be undertaken to confirm feasibility** of the strategy following more in depth levels and layout review.

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> The proposed onsite surface water drainage system will need to be sized to prevent overland run-off offsite from storm events up to and including the 100 year return period storm event with a 20% allowance for climate change.

From Betts Burger King FRA:

> In order to comply with the guidance and to minimise the flood risk to the proposed dwellings and neighbouring property, **the discharge of surface water from the site is proposed to be restricted to mimic the pre-development situation (50mm/hr) with 50% betterment (calculated to be 9.3l/s)**. The restricted flow will generate a storage requirement during periods of intense rainfall.

The proposals submitted combine the two schemes and provide a reduced discharge rate compared to the Betts drainage strategy which would suggest a discharge rate of 11.21+9.31 = 20.52 l/s.

The YES Engineering design is based on following:-

- Existing impermeable area of combined site = 2537m2
- Existing discharge rate = 35.236 l/s (based on rainfall intensity of 50mm/hr)
- Proposed discharge rate = 17.618 l/s (50% betterment)
- SW attenuation design to accommodate 1:100 year critical storm plus 30% for climate change (all stored below ground)

As above the proposed discharge rate is less than approve drainage strategy for the 2 sites.

Supporting attenuation calculations are attached.

I hope this addresses the question, but please let me know if you need further clarification.

Yours sincerely



Brian Edgecombe
Director

on behalf of
YES Engineering Group Ltd
E: bedgecombe@yeseng.co.uk

Encs: as noted above

Leeds Road Retail Park, Hudersfield

Surface Water Attenuation Calculations - Return Period 1:100 + 30%

Design Criteria

Proposed impermeable area = 2473 m²

Return period = 100 years (Rainfall Intensity increased by 30% to allow for climate change)

Discharge rate to existing surface water drainage system = 17.618 l/s

Note: Rainfall data abstracted from MET office rainfall charts centred on Derby

Calculate Critical Storm Duration

15 Minute Storm

Duration =	15	minutes
Rainfall =	30.03	mm)
Total run-off during 1:100 year storm + 30% =	74.26	m³
Total outflow during storm =	15.8562	m³
Retention Required =	**58.41**	m³

30 Minute Storm

Duration =	30	minutes
Rainfall =	39.05	mm)
Total run-off during 1:100 year storm + 30% =	96.57	m³
Total outflow during storm =	31.7124	m³
Retention Required =	**64.86**	m³

60 Minute Storm

Duration =	60	minutes
Rainfall =	49.92	mm)
Total run-off during 1:100 year storm + 30% =	123.45	m³
Total outflow during storm =	63.4248	m³
Retention Required =	**60.03**	m³

Conclusion - 1:100 year critical storm duration calculated as 30 minutes

Minimum surface water retention = 64.86 m³