Flood Management & Drainage Consultation

Consultation on Application Number: 2017/92202

Address: Flockton Hall Farm, Barnsley Road, Flockton, Huddersfield, WF4 4DW.

Proposal: Discharge conditions 4-7, 11, 13, 17, 18 on previous permission 2016/92811 for erection of 46 dwellings and associated works including access, public open space, landscaping, parking and ancillary works
DC Officer: Louise Bearcroft

Drainage Officer: Paul Farndale

Comments:-

Condition 17

Full microdrainage calculations in support of the drainage scheme are required for completeness.

We still recommend an overflow to land drainage/interceptor drainage with a separate connection sanctioned to the highway drain. This is needed to combat the situation of a storm hitting already saturated land and flowing overland toward the properties.

No other issues to report.

Condition 18

Please see the note on overland flows from outside the site. Other aspects such as the parking bay adjacent to plots 3 and 4 have been addressed. Offset drainage for driveways to prevent garage flooding at plots 36/37 is welcomed but needs to be explicit on other drawings such as the private drainage drawing with clear notes explaining the reason so it is not missed on site.

No other issues to report.

Condition 19 – Temporary Drainage

Not applied for. No material supplied.

Other Observations

A section 115 agreement will be required to allow for site sewer adoption using a highway drain (outside the planning process).

Signed: Paul Farndale

Date: 25th July 2017