

LLFA Decision:	Approval with Conditions
Application Number:	2017/94124
Application Details:	Outline application for erection of up to 60 dwellings and associated means of access
Location:	Land at, Dunbottle Lane, Mirfield
Response Revision Number:	01
Response Provided By:	Alex Fraser
Response Date:	20/03/2017

LLFA Comments

The Lead Local Flood Authority (LLFA) is a statutory consultee on major planning applications. Major development being:

1. Residential Development: 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
2. Non Residential Development: Provision of a building or buildings where the total floor space to be created is 1000 square metres or more or where the floor area is not yet known, a site area of 1 hectare or more.

We have no objection to the application **PROVIDING** the following **Approved Documents** and **Site Specific and Standard Conditions** are appended to the application.

Approved Plans/Documents

Plan/Document Name	Provided/produced by	Reference
Flood Risk Assessment & Drainage Strategy	COAST Consulting Engineers	1739-01 Rev C
Illustrative Master Plan (with Drainage Annotations Appendix F in Flood Risk Assessment)	Jrp	P17 5114 SK02

Site Specific Conditions

LLFA Site Specific Condition 1

CONDITION

Prior to commencement, a culvert inspection shall be undertaken, with any necessary maintenance to be agreed with the LLFA. This assessment shall:

- i. Ensure the structural integrity of the culvert throughout the development boundary, performing maintenance/replacement where necessary;
- ii. Ensure the downstream system is of sufficient construction and capacity to convey flows.

REASON

To ensure the culvert is of suitable construction and design as to ensure that there is no risk of failure or increase in flood risk further down the system.

LLFA Site Specific Condition 2

CONDITION

Prior to commencement of development; a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:

- i. Restrict discharge from the development to **7.5l/s / Qbar** for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed **LLFA** and Yorkshire Water and the local planning authority;
- ii. Adhere to the principles as set out in the drainage strategy from **Coast Consulting Engineers** reference **1739-01 Rev C**;
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event, demonstrated by means of Microdrainage Simulations;
- iv. Specify a surface water disposal point to either the culverted watercourse or Yorkshire Water Sewer, this will require prior discharge of **LLFA Site Specific Condition 1**;
- v. Provide details of the adoption and maintenance of all surface water features on site.

REASON

To ensure the effective disposal of surface water from the development.

Standard Development Conditions

CONDITION 1

Prior to commencement details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

REASON

To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

CONDITION 2

Prior to first occupation, details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

REASON

To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

CONDITION 3

Prior to first occupation, as built drawings of all SuDS/drainage features shall be submitted and approved in writing by the Local Planning Authority in consultation with the LLFA.

REASON

To ensure that SuDS features agreed through the planning stage are implemented on site to the design agreed by the LLFA.

Technical Comments

We also make the following comments on the application.

LLFA Condition 1 is required as the details provided to date are sufficient to show a feasible and suitable drainage proposal is available however culvert inspection is required to ensure that this is a suitable connection point and that there would be no increase in flood risk elsewhere.

LLFA Condition 2 needs an acceptable discharge point to be agreed prior to discharging this condition, therefore **LLFA Condition 1** needs to be approved to either demonstrate that the Culverted watercourse is a suitable connection point or that the surface water needs to go to a Yorkshire Water sewerage system.

For clarification SuDS (Sustainable Drainage Systems) are classified as any drainage system that is used on new developments to attenuate and store surface water.

INFORMATIVE

We also offer the following informative:

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.