

## **Lead Local Flood Authority (Flood Management & Drainage) – Statutory Consultation**

**Consultation on Application Number: 2018/90735**

**Address: Marsden Fire Station, Manchester Road, Marsden, Huddersfield, HD7  
6HA**

**Proposal: Demolition of former fire station and erection of 24no. two bedroom  
flats, 2no. single bedroom flats and 1no. dwelling, associated parking, new  
vehicular access and landscaping (within a Conservation Area)**

**DC Officer: William Simcock**

**Drainage Officer: Paul Farndale**

**Comments:-**

### **Summary For Planning Officer**

**The Lead Local Flood Authority can SUPPORT this application subject to  
further advice from the Environment Agency and with the inclusion of  
appropriate conditions.**

### **Detailed Response**

#### **Main River Flooding:**

This site is located in main river flood zones 1, 2 and 3. The Environment Agency must therefore be satisfied that a sequential approach has taken place whereby habitable buildings are located in the lowest flood zones. Alternatively an assessment of finished floor levels demonstrating safety against modelled data should be verified.

#### **Surface Water Discharge:**

The flood risk assessment produced by Trevor Haigh notes that infiltration techniques are unlikely to work. BGS data also shows that constraints are likely (Band 3)

A watercourse exists to the north but requires access across 3<sup>rd</sup> party lane.

A connection to public sewer is possible. Yorkshire Water must be consulted over appropriate stand-off distances to the public combined sewer that crosses site. It would appear that although there is hardstanding areas, no evidence has been

produced that it is positively drained. Rainwater pipes exist on the fire station building and a survey will be required to reveal existing drainage connection points to a given system. It is likely that a minimal discharge rate, lower than that indicated in the submitted flood risk assessment will be granted. Space for attenuation is however available on site and therefore drainage can be conditioned.

**Suggested Condition – Standard Kirklees Conditions from the Lead Local Flood Authority on surface water drainage should be used in preference to those promoted by other organisations.**

### **DR01 Drainage Details**

Development shall not commence until a scheme detailing foul and surface water drainage, (including an existing drainage survey, off site works, outfalls, balancing works with an agreed discharge rate, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a maintenance and management plan. None of the dwellings shall be occupied until such approved drainage scheme and maintenance and management plan has been provided on the site to serve the development to which the dwellings relate and retained thereafter.

### **SECTION 106**

The Local Planning Authority is obligated under House of Commons Written Statement (HCWS161 – 18/12/2014) to ensure that sustainable surface water drainage systems have clear arrangements in place for ongoing maintenance over the lifetime of the development.

In line with advice from Kirklees Planning Enforcement and Legal teams this must include undertakings under section 106 for a management company to fulfil these obligations until such time that these systems are adopted by the Statutory Undertaker or another responsible authority.

**Signed: Paul Farndale**

**Date: 13<sup>th</sup> April 2018**