

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

Consultation on Application Number: 2018/91661

Address: Outline permission for residential development and facilitating engineering operations and full planning permission for access and spine road

Proposal: Land at Walkey Terrace and Brunswick Street, Heckmondwike

DC Officer: Glenn Wakefield

Drainage Officer: Paul Farndale

Comments

Kirklees Flood Management & Drainage OBJECTS to this application requiring FURTHER INFORMATION and DISCUSSION prior to finalising comments on this application.

Summary

Due to the size of the site an official Flood Risk Assessment should be submitted. This should concentrate on surface water flood risk mapping and drainage design against existing and proposed scenarios.

The application states an intention to discharge surface water to sewer. A drainage discussion document states two other possibilities that are preferable in the hierarchy of disposal. Both these systems require further investigation before consent to discharge can be granted.

An estimate of storage requirements and how and where these will be placed in the indicative layout plans is required, remembering that structures 1500mm or greater under the highway may preclude adoption agreements being signed with the Council.

A watercourse is shown to cross the site. Its size, condition and current and potential depth needs to be assessed so an appropriate stand off distance can be conditioned.

Land drainage to filled sections has to be considered at regular intervals as compaction takes place.

The site is subject to catchment surface water routes as well as on site flood routing through the design. The estate road is shown to fall toward properties at a lower level. A discussion around driveways falling to the road to create a through conduit is required.

Long sections for flood routing should not only be considered for the road but for the valley created to the bottom of the 'western' properties gardens. The flood risk assessment should describe areas of ponding and its safety and how property and curtilage should be avoided.

Land drainage for the toe of embankments should be considered. All these require outfalls (see above for acceptability).

SUDS drawings for driveways have been submitted. Unless these are looked after by a management company, the LLFA has to assume they will fail over time. They should also be removed from permitted development. Yorkshire Water currently does not accept permeable paving as a reduction of impermeable areas in section 104 agreements. The applicant therefore could find that attenuation has to include these areas and it should be clearly demonstrated that space can be made for water prior to agreeing detailed design under condition.

Suggested Conditions/ Section 106 Agreement

A meeting with the planning officer is now required to discuss the next actions and appropriate conditions going forward.

A section 106 agreement to manage drainage on site should it remain private or up to the date surface water drainage is formally adopted by an appropriate body (Statutory Undertaker). House of Commons Written Statement 161 which obliges the LPA to ensure this happens is now incorporated into NPPF

Signed: Paul Farndale

Date: 4th August 2018