

Flood Management & Drainage Consultation - LEAD LOCAL FLOOD AUTHORITY – Statutory Consultee

Consultation on Application Number: 2018/92005

Address: Flush Mills, Westgate, Heckmondwike, WF16 0EN

Proposal: Demolition of existing industrial units and erection of new industrial units and formation of car parking

DC Officer: Glenn Wakefield

Drainage Officer: Paul Farndale

Comments:-

Overview

Kirklees Flood Management & Drainage requests FURTHER INFORMATION for application. An outline drainage strategy is required.

In order to do this an assessment of where water discharges to currently and the total area of positively drained hardstanding needs to be submitted in an assessment so appropriate conditions can be set and the planning officer is assured that space can be made for water on site.

A surface water flood route shown on risk plans has to be accommodated in the new design.

Detailed Response

Current Drainage:

Current positively drainage areas should be measured and an investigation into where surface water currently connects to is required. Any part of the site where water drains to soft landscaping or just runs off site should be discounted. Areas with no formal drainage should also be discounted.

Once we have the above analysis I would proposed to set conditions with regard to a specified discharge rate to a given system that represents a 30% improvement on current peak run off rates. At least an indicate plan showing storage requirement should + 20% climate change should be used for this application.

Watercourse Location:

1st generation surface water flood risk plans show linear patterns flowing adjacent to the red line but within the blue line boundary. A watercourse seving the mill is likely to follow this path underground. An investigations is required to ascertain where this

watercourse is exactly and how it may affect the layout. Our aim is to have access in the future.

Surface Water Flood Risk

Risk mapping shows flows from outside the site follow a route through the site. This route has to remain and an unobstructed flow path is required in the design.

A significant flood incident is recorded in the main road at the southern end of the site that blocked the carriageway. This was attributed to blocked gullies by the public but could have easily been mistaken and is in fact surcharging pipework.

Trade Effluent

A trade effluent licence agreement appears to be in place with Yorkshire Water. Early discussion with them are advised so any practical constraints associated with stand off distances are understood.

Interceptor

Plans submitted recognise the need for an oil/petrol interceptor and a more detailed examination of sizing and type can be conditioned.

Temporary Drainage

Measures to protect local drainage networks from construction silt and rubble can be conditioned.

Signed: Paul Farndale

Date: 22nd July 2018