

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

Consultation on Application Number: 2018/92555

Address: St Marys R C Church, Upton Street, Carlinghow, Batley, WF17 8PH

Proposal: Outline application for demolition of former school buildings and nunnery and erection of residential development (within the curtilage of a Listed Building, within a Conservation Area)

DC Officer: Victor Grayson

Drainage Officer: Paul Farndale

Summary for Planning Officer

Kirklees Flood Management & Drainage as Lead Local Flood Authority requires FURTHER INFORMATION in line with West Yorkshire Combined Authority's guide to SUDS for Outline Applications.

- An investigation into positively drainage areas on site (those with gullies) and associated outfalls.

This is imperative to understand the limitations on surface water discharge that need to be imposed which in turn dictates attenuation requirements than need space in any submitted layout

Detailed Response

It is not clear whether 'hardstanding' yard areas are positively drained.

It is not clear whether existing buildings are positively drainage with a google street view showing absence of guttering on some buildings.

It is not clear whether soakaways are used or a combined drainage system into Upton Street, Cross Bank Road or Cemetery Road via North Bank Road.

A 225mm public surface water sewer is located in North Bank Road but Yorkshire Water does not know the exact route of this system after Cemetery Road. Any new connections here would require this missing information also to be gathered by survey. Any proposed discharge restriction suggested by Yorkshire Water to this system will need to be sanctioned by the Lead Local Flood Authority should it connect to watercourse downstream. This is a likely scenario as other public surface water sewers in the area are known to outfall to an ordinary watercourse crossing the former Blakeridge Mills site. The LLFA is the statutory consultee for surface water and also the 'police force' for ordinary watercourses in the district.

Any new connections to the watercourse via public surface water sewer, or where no previous connections can be proved will be considered but only at 3l/s if Yorkshire Water has no declared problems with capacity on their system.

A 30% reduction on peak flows to systems where existing drainage is proved to connect to will also be considered.

Terraced houses with cellars are located adjacent to the site. Unless soakaways are already employed on site we would be reticent in sanctioning surface water drainage by this method.

Signed: Paul Farndale

Date: 4th October 2018