

Consultation Response from KC Lead Local Flood Authority		
2018/92842 Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL		
Reserved matters application for erection of 34 dwellings pursuant to outline permission 2014/92815 for demolition of existing hostel buildings (C1) and erection of residential development		
Date Responded: 18th July 2021	Responding Officer: Paul Farndale	Responding Ref:

The LLFA continues to OBJECT to this application due to a lack of information in comparison to most applications, to clear demonstrate on whether the layout can accommodate space for water without flooding.

A part survey has been provided showing legs of pipework obstructed by roots and other blockages. The survey to an actual outfall has not been completed as a manhole is buried.

No marking of rainwater pipes entering the system are clearly identified although the system is labelled combined. We advise the planning officer to specifically ask Yorkshire Water of the discharge restriction they will allow to combined sewer should the accept the survey as being adequate. If not, a connection to surface water sewer, in line with the condition on the outline planning application for separate systems, will be restricted to 3.5l/s.

An indicative system based on the identified hard standing and a 3.5l/s discharge rate will be required to show that there is space made for attenuation, and all properties can connect by gravity and in term the invert level of an attenuations system can connect by gravity to the assessed level of the outfall.

Overland storage in the road is not advised on a housing estate due to limited kerb height, the creation of a basin and the potential effect of bow wave action flooding properties. It is likely that the full attenuation will be required underground.

Flood routing has not been addressed at all and a layout is being applied for. The layout should be designed around flood routing and not the other way round.