

Planning Consultation Request
Town and Country Planning Act 1990
APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received

Information provided:

Preliminary Drainage Layout (Dwg.no. D01 Rev B)

Email from Nasar Mohammed dated 29th July 2021 with responses to most recent LLFA comments

Copy of email from YW confirming max discharge rate of 14.5 l/s (dated 26/3/21)

Emails from Projet Drain Care dated 28/5/21 & 16/6/21

Note: Detailed drainage design is covered by conditions 12-14 on the outline permission

Observations By:	KC Lead Local Flood Authority
Application No.	2018/92842
Proposed Development:	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
Location:	Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL
OS Map Reference	SE 425535 419009
Applicant/Agent:	Code L6 Architecture Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **17-Aug-2021**.

If you would like to contact the Case Officer: Adam Walker for any reason then please do so on: Tel. 01484 221000 Ext. 74149.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018/92842> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk



If I do not receive your response by **17-Aug-2021** then the application may be decided without the benefit of your views.

Dated: 10-Aug-2021

Mathias Franklin
Head of Planning and Development

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: 22nd August 2021	Responding Officer: Paul Farndale	Responding Ref:
<p>Kirklees Flood Management & Drainage as Lead Local Flood Authority requires FURTHER INFORMATION in order to support this application.</p> <p>It is accepted the Yorkshire Water will allow a discharge rate of 14.5l/s to the public sewer network and we choose not to impose further restrictions. An indicative drainage plan has been supplied but with no levels and no supporting simulation for flood events. There is therefore no proof that the system as shown is adequate and the layout has 'made space for water'.</p> <p>Although there are drainage conditions at the outline stage, it is imperative as the reserved matters application seeks approval for layout, that that given layout can allow safe passage of water in exceedance events and blockage scenarios and accommodate the required drainage infrastructure. We take issue with the given statement that the layout is an indicative plan as this is not what the official application seeks. The LLFA will need assurance that overland flood routing can avoid curtilage and utilise the road network and public open space to demonstrate that the design has included safety analysis and mitigated risk by design.</p>		