

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: 19th October 2021	Responding Officer: Paul Farndale	Responding Ref:

The LLFA advises the Planning Officer that to approve the layout, space must be made for water in terms of attenuation and flood routing. Alterations will be required before we can support a layout.

Flood routing drawings have not been produced, but having examined the cover levels of manholes it would appear to pond around the properties at the northeast corner where all cover levels are listed as the same. This would be unacceptable for discharging conditions and layout may need to be adjusted as a result. A fall toward the main road avoiding curtilage, if practicable, would be the suggested aim.

The use of crate storage on a private housing development is not recommended and previously the LPA has upheld this due to its obligation to ensure adequate maintenance and managed within NPPF. Access to clean and inspect are limited in comparison to other designs. It is also noted that there is no safe stand-off distance applied to properties.

We have noted that there are some discrepancies between the plan and calculations, notably S16 which if taken as accurate would result in the tank not serving the purpose it is design for as water would escape from downstream manholes before it started to fill.

In terms of attenuation within the highway, it is assumed that the road will be up for adoption as 900mm pipes have been selected which is under Kirklees Council's threshold for a structure. Larger pipes can be used to demonstrate space made for water for planning purposes, although the road would have to remain private as a whole or have a section at the turning head that is private.

Kirklees accept Yorkshire Water has approved the increased discharge rate from the previous submission.