

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

Consultation on Application Number: 2018/92647

Address: former Kirklees College, New North Road, Huddersfield, HD1 5NN

Proposal: Hybrid Planning Application for mixed use development -retail/office and 239 residential units (Use Classes C3/ A1/A3/B1a). Full Planning permission for the partial demolition of the former Kirklees College, erection of a food retail store with residential above and erection of two mixed use (retail/residential) buildings, alterations to convert grade ii* listed building to offices and creation of vehicular access from Portland Street, New North Road and Trinity Street. Outline application for erection of four buildings mixed use (residential/office) (Listed Building within a Conservation Area)

DC Officer: David Wordsworth

Drainage Officer: Paul Farndale

Comments:-

Summary For Planning Officer

Kirklees Flood Management & Drainage can SUPPORT this application subject to appropriate conditions.

- **Please note that we DO NOT accept drainage run off rates promoted in the drainage strategy without a full assessment of how the existing site drains.**
- **Plans suggest a watercourse may run within the site boundary. This must be explored although its likely position is not compromised by buildings.**
- **Yorkshire Water should be consulted over the closure or diversion of a public combined sewer that runs through site.**

Suggested Conditions.

DR01 Drainage Details

Development shall not commence until a scheme detailing finalised foul, surface water and land drainage (including a survey of how the existing site drains, agreeing a discharge rate with the LLFA/LPA, attenuation design and maintenance and management plans) has been submitted to and approved in writing by the Local Planning Authority. None of the buildings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the buildings relate and thereafter retained.

DR02 Watercourse Management

Development shall not commence until an intrusive investigation into the possible location of an enclosed watercourse is carried out up to 10 metres inside the southern boundary. If a watercourse is found this must be protected and safely included in any drainage design details.

DR06 Surface Water Attenuation

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to the same outfalls at similar points of connection to a maximum of 70% of the existing pre-development flow rate, has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Flows between the critical 1 in 30 or critical 1 in 100 year storm events shall be stored on site in areas to be approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR08 Fats Oils and Grease

There shall be no discharge of foul or contaminated drainage from the site to any part of the groundwater or surface water network, whether directly or via soakaway.

DR20 Interceptor

Surface water from vehicle parking and hard standing areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

Signed: Paul Farndale

Date: 21st September 2018