

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

Consultation on Application Number: 2018/93825

Address: Cleckheaton Mills, Bradford Road, Cleckheaton, BD19 5BD

Proposal: Erection of 110 dwellings (modified house types plots 1-56, 59-106, 109-114)

DC Officer: Bill Topping

Drainage Officer: Paul Farndale

Summary

Kirklees Flood Management and Drainage as Lead Local Flood Authority does not have any objections to alterations of house type from the original application 2014/92998. However the planning officer is advised caution on the following points:-

- The submission includes the original Sanderson Flood Risk Assessment that was discredited after describing existing attenuation on site and connections within Bradford Road that were not present. An addendum by Weetwood rectified this to an extent but final discharge restriction figures were to be agreed under condition of planning application 2014/92998. Please do not include the former document in any stated approval.
- It is unclear how space is to be made for attenuation. Since 2014 safety guidelines state that structures of 1500mm span or greater must be subject to specific inspections under a public highway. Experience tells us that Yorkshire Water will not provide such a guarantee and therefore Kirklees Highways will not adopt a road over such a void. It is in the applicant's interest to make space for water shown in a scheme for attenuation avoiding public highway where necessary. This is likely to result in a layout change if it cannot be achieved. Further detail is advised.
- A section 106 undertaking is required in order for the LPA to fulfil its obligations to ensure the maintenance and management of sustainable drainage systems for the lifetime of the development. This obligation was not stated in NPPF at the time of the original application but is now. The method of using 106 has been discussed and agreed with Kirklees Legal and Enforcement departments.

Signed: Paul Farndale

Date: 1st February 2019