

Consultation Response from KC Lead Local Flood Authority		
2019/92221 Kenmore Caravans Ltd, 119, Huddersfield Road, Mirfield, WF14 9DA		
Outline application for demolition of existing buildings and erection of Class A1 retail unit, access, car parking, servicing, landscaping and associated works		
Date Responded: 25 July 2019	Responding Officer: Aleksandra Tomczyk	Responding Ref: 0

Summary

Kirklees Flood Management and Drainage as the Lead Local Authority has NO OBJECTION to this planning application, providing the following CONDITIONS are appended to any approval:

1. The development shall only be carried out in accordance with the approved Flood Risk Assessment, produced by Waterco dated 18/06/2019, ref. w10925-180618-FRA & Drainage Strategy and shall incorporate all the proposed mitigation measures into the development.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.
2. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of **8.1 l/s (as specified in the Flood Risk Assessment and Drainage Strategy document produced by Waterco dated 18/06/2019, ref. w10925-180618-FRA & Drainage Strategy, section Watercourse, (page 16)** 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 +30% allowance for climate change shall be stored on site in areas to be approved in writing by the Local Planning Authority, unless it can be demonstrated to the satisfaction of the Local Planning Authority that discharge from site does not cause an increased risk in flooding elsewhere. 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 throughout the lifetime of the development.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.
3. The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional 30% allowance for climate change, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.
Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy BE1(iv) and the NPPF.
4. Development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstandings through an oil interceptor, **(or a full petrol oil interceptor)** reedbed or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstandings shall not

commence until the works comprising the approved treatment scheme have been completed. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development. Roof water shall not pass through the interceptor.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policies D2, BE1(iv) and the NPPF.

Kirklees LLFA also offer the following additional comments.

Additional Comments

The applicant seeks approval to develop a food store with associated works in the area of Mirfield. This is an outline application, with approval sought for access only at this stage.

Flood Risk

The site is relatively flat, with steep banks along Huddersfield Road and River Calder (sloping south-west). The proposed development is mostly located within Flood Zone 1, with the south/south-west boundary adjacent to River Calder located in Flood Zones 2 and 3, according to Environment Agency's *Flood map for planning*. The proposed development site is also subject to low risk of surface water flooding – a water flow path appears to enter the site via the entrance from Huddersfield Road, and then pool in the south-west part of the development (depths up to 300 mm and velocities over 0.25 m/s), before discharging into River Calder.

As stated in Condition 3, at the detailed design stage the applicant must carefully consider the flow routing onsite to make sure that the flows are managed, and flood risk is not increased elsewhere. Flow routing from attenuation features in case of an exceedance event should also be provided and demonstrate that overflow does not pose a risk to site users.

Surface water drainage

The applicant proposes to collect water on site via a network of surface water drains, then store this water within an attenuation tank on site, sized to accommodate the 1 in 100 year event plus 30% allowance for Climate change. From this the surface water is then discharged at a restricted rate into the River Calder at the rate of 8.1 l/s via a hydrobrake or similar vortex flow control device.

As identified Condition 4 above, the applicant should provide a petrol interceptor for parking and process areas to prevent pollutants entering the downstream system.

Kirklees LLFA highlight that the surface water drainage outfall to an open watercourse (a headwall) should be orientated at a 45 degree angle to the channel with the direction of flow.