

Consultation Response from KC Lead Local Flood Authority		
2019/93335 Land adj Dathan Tools, Mean Lane, Meltham, Holmfirth, HD9 5RU		
Outline application for erection of residential development		
Date Responded: 26th April 2021	Responding Officer: Paul Farndale	Responding Ref:
Further to our comments dated 5th April 2021, Kirklees LLFA OBJECTS to this application on flood risk grounds. More detail on levels is required in the assessment stage to demonstrate with certainty whether safe flood routing can be assured on and off site. To achieve this, levels in the immediate vicinity should also be included to prove that different 'unsafe' pathways will not be created. There has been no resolution to the pumped discharge rate question previously stated. This needs to be in excess of 3l/s to ensure the minimum discharge rate from an attenuation tank, using flow controls with an orifice size of absolute minimum 75mm, can be removed in lines with pump station design guidance regarding maximum pump usage in given time periods. The planning officer is advised to ask Yorkshire Water this specific question. A 3l/s pump discharge where attenuation is feeding the pump at the same rate is not considered an acceptable design unless specifically stated by the statutory undertaker in consideration of all return periods. The upstream tank discharge rate needs to be clearly specified on plans to show indicative sizing of both tanks can be accommodated in a layout. Alternatively, the number of plots and layout may need to be revised. A 3 metres easement either side of the centre line of each surface water and foul mains drainage system has not been demonstrated against properties in the layout and that of the adjacent Barratt's estate. If a reduced easement is accepted in principle by Yorkshire Water, given depth and size of the sewer design, this will give the LPA assurance that safe maintenance and management will be accepted by a responsible organisation and therefore give satisfaction to the LPA's obligation to ensure maintenance and management of the surface water system for the lifetime of the site. Operational safety using excavation machinery should be considered. Such stand off distances from the centre line should be clearly marked and presented on plans for consideration. At a point in time where this application may proceed, we advise the planning officer to ensure a section 106 unilateral undertaking to maintain and management the surface water (we also suggest foul due to the pump station) via a defined management company. An itinerary and schedule of tasks should be identified with safety in mind. The design, build, and operation of this system should be overseen and justified by the principal designed under CDM regulations. A flood risk and pollution prevention plan should be devised for the construction phase. This can however be conditioned if approval is granted.		