KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2020/44/90112/W
Site Address:	Land at Leeds Road/Hillhouse Lane Junction, Leeds Road, Huddersfield
Description:	Discharge condition 6 (drainage) on previous permission 2016/94192 for erection of MOT Centre and two B2 Units
Recommending Officer:	Neil Bearcroft

DECISION – Details for Condition 6 are not acceptable

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 18-Feb-2020

Officer Report

The application seeks to discharge condition 6 (drainage) on previous permission 2016/94192 for erection of MOT Centre and two B2 Units

Condition 6 – Drainage

> *6. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until such approved drainage scheme has been provided on the site to serve the development and thereafter retained.*
> ***Reason**: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well-being, in the interests of the protection of the adjacent Huddersfield Broad Canal, and to accord with Policies BE1(iv) and R18 of the Kirklees Unitary Development Plan and the National Planning Policy Framework. This is a pre commencement condition to ensure that appropriate details are provided at an appropriate stage of the development.*

Assessment

The applicant has submitted the following information:

- Drawing *Proposed drainage layout*, prepared by Simba Consultants Ltd, number 17771/101, revision A, dated December 2017;
- Drawing *Proposed external works*, prepared by Simba Consultants Ltd, number 17771/102, dated December 2017; and
- *Rainwater Run-off and Attenuation Calculation* document, prepared by Simba Consultants Ltd, dated December 2017.

The application has been assessed by the Lead Local Flood Authority (LFFA) and the Canal and Rivers Trust. The LFFA have advised that the information submitted is not sufficient to discharge the condition and have provided the following comments:

- Kirklees LLFA have no objection in principle to the proposal to discharge surface water into an existing culvert (Grimescar Dike) running through the site, at a rate of 5l/s.
- Based on the technical specifications of the proposed attenuation system, the void ratio achieved is in areas of 92%, meaning that attenuation size proposed (206m2 x 0.4m) will provide approximately 75.8m3 (206 x 0.4 x 0.92 = 75.808). According to the *Rainwater Run-off and Attenuation Calculation* document provided, the required attenuation size is equal to 76.35 m3. Therefore, the provided attenuation size is insufficient and should be revised.

No information on the management or maintenance of the proposed drainage system has been provided. Geocellular storage systems are known to experience sedimentation issues, therefore a suitable maintenance plan should be prepared.

No MicroDrainage (or similar) results have been submitted. The applicant should provide MicroDrainage outputs showing that the proposed surface water drainage system will satisfy the modern standards of design:

- No surcharging above pipe soffit for critical 1 in 1 year storm event;
- No surface water flooding for critical 1 in 30 year storm event;
- No surface water flooding that may pose a risk to users of the proposed development or area off site for critical 1 in 100 year event + climate change;
- A pipe and manhole schedule for the MicroDrainage Design including schematic and contributing area details;
- Simulations provided from 15 minute to 24 hour storm duration; and
- Simulations provided for both summer and winter profiles.

The Canal and Rivers Trust have requests that amendments are submitted to the design so that a manhole is installed at the location of the outfall into the culvert to allow for inspection and maintenance. The Canal and Rivers Trust have also advised that a waste weir from the canal to the east of the canal culvert which runs parallel to the culvert shown on the plans. Therefore they have advised that the applicant should seek to identify the route of this culvert in order to ensure that the proposed drainage scheme does not result in harm or damage to this structure.

In light of the above comments condition 6 cannot be discharged.

Recommendation – Refuse discharge of condition 6

Decision Authorisation - Delegated Powers

Application Number: 2020/90112

Officer Recommendation: Refuse DoC

Contents of Letter

The application seeks to discharge condition 6 of application 2016/94192 in relation to drainage. You have submitted the following documents

- Drawing *Proposed drainage layout*, prepared by Simba Consultants Ltd, number 17771/101, revision A, dated December 2017;
- Drawing *Proposed external works*, prepared by Simba Consultants Ltd, number 17771/102, dated December 2017; and
- *Rainwater Run-off and Attenuation Calculation* document, prepared by Simba Consultants Ltd, dated December 2017.

This information has been reviewed by the Lead Local Flood Authority (LLFA) and the Canal and Rivers Trust who have provided the following comments:

- Kirklees LLFA have no objection in principle to the proposal to discharge surface water into an existing culvert (Grimescar Dike) running through the site, at a rate of 5l/s.
- Based on the technical specifications of the proposed attenuation system, the void ratio achieved is in areas of 92%, meaning that attenuation size proposed (206m2 x 0.4m) will provide approximately 75.8m3 (206 x 0.4 x 0.92 = 75.808). According to the *Rainwater Run-off and Attenuation Calculation* document provided, the required attenuation size is equal to 76.35 m3. Therefore, the provided attenuation size is insufficient and should be revised.

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- No surface water flooding that may pose a risk to users of the proposed development or area off site for critical 1 in 100 year event + climate change;
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In light of the above comments condition 6 cannot be discharged.

However if you wanted to submit further information under this application then these details should be submitted within 4 weeks of the date of this letter and will then be assessed by the LLFA and the Canal and Rivers Trust.

Report Dated: 17-2-20