

**Consultation Response from KC,
Lead Local Flood Authority**
2020/90119 Former Petrol Station, North Road, Kirkburton, Huddersfield, HD8 0RL
Discharge conditions 12-16 on previous permission 2016/93935 for demolition of existing petrol station and erection of 4 retail and residential units (within a Conservation Area) (modified proposal)
**Date Responded: 28
January 2020**
**Responding Officer:
Aleksandra Tomczyk**
Responding Ref: 0
Summary

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), reviewed the Decision Notice for application number 2016/93935 and make contribution to the following condition:

Condition 12

Development shall not commence until a scheme detailing foul and surface water, (including outfalls, discharge restrictions, attenuation methods shown in plans and longitudinal sections, accompanied by hydraulic calculations, what existing drainage is to be maintained/diverted/abandoned) 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 dwellings relate and thereafter retained.

Reason: In the interests of a sustainable method of drainage for the development and to accord with guidance contained within the National Planning Policy Framework. This information is required 'pre-commencement' so as to ensure that adequate drainage can be provided prior to works commencing.

Kirklees LLFA OBJECT to discharge of this condition and require FURTHER INFORMATION to be provided on the design of surface water discharge system.

Kirklees LLFA also provide the below additional comments.

Additional comments

The applicant provided the following information:

- Drawing *Drainage Layout*, prepared by Empace Consulting, number ESE-DR-S-001, version P1, dated 24/12/2019; and
- MicroDrainage outputs, dated 06/01/2020.

Kirklees LLFA make the following comments on the submitted documents:

- The drainage drawing should show pipe numbers, corresponding to the MicroDrainage outputs.
- All pipe joints require manhole chambers.
- The drainage drawing shows an ACO drain running perpendicular to the dwellings, in the location of the storage crates. The drawing does not appear to show where this channel will discharge into. The applicant should confirm this and revise the design and drawing, if needed.
- Kirklees LLFA have **no objection to the proposed surface water discharge rate of 6.7 l/s**, as shown in the Drainage Strategy section of the *Drainage Layout* drawing.
- The applicant must confirm if the drainage is to be adopted or remain private.
- Within the General Notes – Drainage Works section of the drainage drawing, point 32 states that "All concrete and concrete products below ground level shall be class DS-4 and AC-4 sulphate resistance", while the point 11 states that they should be DS-1 and AC-1. The applicant should confirm this and provide an updated drawing.
- There is no information on the pipe 1.003 in the drawing.

- Manhole sizes should be also included in the drawing.
- Cover Level of manhole S6 differs between the drawing (123.60) and the MicroDrainage output (124.040). the applicant should confirm this and provide updated documents.
- The 'total area contributing' value within the MicroDrainage results is equal to 0.092ha, which is different than the total impermeable area stated in the *Drainage Layout* drawing (0.0685ha). The applicant should review this and confirm the reasoning for this difference. The applicant should revise the design and provide updated documents.

There is no information on the management or maintenance of the drainage system. This information should also be provided by the applicant, taking into account known risks of sedimentation in storage crates.

There is no information on the required attenuation sizing – this should be provided to show that the proposed storage crates are sufficient. Taking into account porosity, the proposed crates could provide at a lower end 11.59m³ (92% porosity) and maximum 11.97m³ (95% porosity).

Additionally, the applicant should confirm if there is a specific reason why oversized pipes were not considered for attenuation. Oversized pipes are commonly easier to manage and maintain, as well as having no internal structural latticing and therefore no reduction in porosity.

Kirklees LLFA also highlight that the proposed placement of attenuation storage should take into account local landscape features, including trees. Trees should not be placed close to, or over the top of attenuation structures, and vice versa, attenuation should not be placed in the root zone of existing trees.