

Consultation Response from KC, Lead Local Flood Authority		
2020/90411 7 & 11, Church Lane, Gomersal, Cleckheaton, BD19 4QH		
Outline application for demolition of 2 dwellings and outbuildings and the erection of 25 dwellings		
Date Responded: 12th July 2021	Responding Officer: Paul Farndale	Responding Ref:

Summary

After conducting an internal review of this application, Kirklees Flood Management & Drainage acting as Lead Local Flood Authority can SUPPORT this application subject to the inclusion of appropriate CONDITIONS

- An investigation for watercourse to the north east of the site has concluded that no appropriate outfall can be achieved. A pump station for surface water can be supported on this occasion, and without prejudice to future applications, given no obvious alternative is available and there is no housing or vulnerable use that could be affected by pump station failure. Discharge rates should be kept to a minimum. Yorkshire Water advice will be required over any difference in pumped rate in comparison to attenuated rate. The latter should be no greater than 3.5l/s achieving an absolute minimum orifice size of 75mm
- The removal of housing from the north eastern area of the site boundary allows the possibility of safe flood routing.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, attenuated flow rates, pumped flow rates, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management plan for surface water infrastructure including attenuations, flow control and pump station. None of the dwellings 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 retained thereafter.

DR07 Overland Flow Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage scenarios, 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 (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

DR10 Construction Phase Flood Risk and Pollution Management (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Section 106

A unilateral undertaking to set up a management company to provide maintenance and management of surface water systems is required for the LPA to fulfil its obligation to ensure adequate maintenance of SUDS under NPPF. Any such agreement will require a risk assessment from which a submitted method statement demonstrating safe access to and into designed infrastructure, overseen by a principle designed under CDM regulations 2015. The method statement should include an itinerary and schedule of tasks and can come at detailed design state to be included in the section 106 agreement. Any maintenance plan can cease upon adoption of the infrastructure by the Statutory Undertaker and revert to their standard procedures.