

Consultation Response from KC, Lead Local Flood Authority		
2020/90441 Pennine Service Station, Bradley Road, Bradley, Huddersfield, HD2 1QD		
Discharge conditons 3, 6, 7, 18 on previous permission 2019/92233 for erection of petrol filling station, including new shop building, canopy, jet-wash and below ground storage tanks		
Date Responded: 31 March 2020	Responding Officer: Aleksandra Tomczyk	Responding Ref: 0
<u>Summary</u> Kirklees LLFA OBJECT to discharge of conditions 3 and 7 and require FURTHER INFORMATION to be provided on the design of surface water discharge system. Kirklees LLFA have no objection in principle, to discharge of condition 18. However, this condition cannot be recommended to be discharged before conditions 3 and 7 are fulfilled as well. Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), reviewed the Decision Notice for application number 2019/92233 and make contribution to the following conditions: Condition 3 Notwithstanding the submitted plans, 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, phasing of drainage provision, 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. This shall include a scheme detailing the arrangements and specification on the surfacing for areas to be used by vehicles, as shown on plan ref. 'P103'. Rainwater pipes (drain pipes) serving the roof of the building and canopy shall be sealed at ground level. The development shall not be brought into use until such approved drainage scheme has been provided on the site and the scheme shall thereafter be retained. Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental wellbeing and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition so as to ensure that appropriate measures are incorporated into the development at the relevant stage. Reason To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental wellbeing and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition so as to ensure that appropriate measures are incorporated into the development at the relevant stage. Condition 7 The development shall not commence on the construction of the vehicle washing area until a scheme for treating effluent and run off from vehicle washing activities, including a strategy for the removal of silt prior to entering an approved drainage system is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first operation of the development and retained, kept free from mud and silt to ensure efficient working thereafter. Reason To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental wellbeing and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. Condition 18 There shall be no discharge of foul or contaminated drainage from the site to any part of the		

groundwater or surface water network, whether directly or via soakaway.

Reason

To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental wellbeing and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Additional comments

The applicant submitted the following relevant documents:

- *Surface Water Onsite Runoff* technical note, prepared by EWE Associates Limited, reference 2019/2497, dated 9 November 2019;
- *Drainage Layout* drawing, prepared by EWE Associates Limited, number EWE/2497/01, revision 0, dated 24/10/2019; and
- *Drainage Details* drawing, prepared by EWE Associates Limited, number EWE/2497/02, revision 0, dated 24/10/2019.

Kirklees LLFA make the following comments on the *Surface Water Onsite Runoff* technical note:

- **Kirklees LLFA have no objection** to the proposed surface water discharge rate of 6.3l/s, as stated in the *Existing Runoff from the Site* section of the note;
- **Kirklees LLFA have no objection** to the proposed surface water discharge point, as stated in the *Discharge to combined sewer* section of the document;
- **Kirklees LLFA are object and require further information** on storage provision. The technical note states that 30.1m³ of surface water storage will be needed for the 1 in 100 +30%cc scenario. The applicant proposes to provide 36m² x 0.8m deep crate tank to facilitate that which would provide 28.8m³ of storage which is significantly less than is required. Furthermore, taking into account that crate systems typically have a void ratio of between 92% and 95%, the proposed sized tank would provide from 26.50m³ to 27.36 m³ of storage respectively. From the applicants own calculations this would be insufficient, however it may be that this additional volume is available in the pipe network, however no evidence is available to show this.

The applicant should review this proposal and provide updated information.

Kirklees LLFA make the following comments on the *Drainage Layout* drawing:

- Details of the 'light duty' and 'heavy duty' channels should be included in the drawing. This should include the type, levels, sizing and length;
- There should be manhole chambers placed in locations where the lateral drains are connected to the piped system;
- Water from the jet wash bay should not be connected to the surface and rain water system, as it is not classed as rain water and could result in siltation. A separate connection is required or a connection downstream of a Surface water flow control. The applicant should consult with Yorkshire Water as the jetwash may require a flow control and similar storage.

The applicant should review this proposal and provide updated information.

Kirklees LLFA make the following comments on the *Drainage Details* drawing:

- Following implementation of the comments for the above two documents, this drawing should also be updated and provided for review.

Based on the submitted documents, the applicant does not propose to discharge any surface water via a soakaway or any other infiltration method. **Kirklees have no objection to this** and require no further information on the disposal point for surface water.