

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: 15 June 2020	Responding Officer: Aleksandra Tomczyk	Responding Ref: 1

Kirklees LLFA have previously responded to this planning application on 31 March 2020 – responding reference 0.

Summary

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:

- Updated *Surface Water Onsite Runoff* technical note, prepared by EWE Associates Limited, reference 2019/2497, dated 3 June 2020;
- Updated *Drainage Layout* drawing, prepared by EWE Associates Limited, number EWE/2497/01, revision A, dated 03/06/2020; and
- Updated *Drainage Details* drawing, prepared by EWE Associates Limited, number EWE/2497/02, revision A, dated 03/06/2020.

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

- As stated in the previous response, **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;
- As stated in the previous response, **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 object and require further information** on storage provision. The technical note states that 29.9m³ 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 with 95% porosity to facilitate that, which would provide 27.36m³ of storage which is less than is required. From the applicant's own calculations this would be insufficient, however it may be that this additional volume is available in the pipe network or upsystem manholes. There is 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:

- The LLFA have previously requested the applicant provides details of the 'light duty' and 'heavy duty' channels proposed to be used on site. Some details of the heavy duty channel have been provided within the *Drainage Details* drawing, however, no lengths or details on the light duty channel have been shown. The applicant should provide these details, as requested in response reference 0.
- The LLFA have previously noted that water from the jet wash should not be connected to the surface water system. Water from cleaning areas will be silt laden and also contain cleaning contamination, this could result in siltation or contamination of water. The connection has now been changed and the jet wash water is proposed to be discharged as foul. The LLFA highlight that the applicant should consult with Yorkshire Water as the jet wash may require a flow control or an attenuation feature for balancing.

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.