

**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: 20 July
2020**
**Responding Officer:
Aleksandra Tomczyk**
Responding Ref: 02

Kirklees LLFA have previously responded to this planning application twice:

- Responding reference 0, dated 31 March 2020; and
- Responding reference 01, dated 15 June 2020.

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.

Kirklees LLFA also provide the below additional comments.

Additional comments

The applicant provided the updated *Surface Water Onsite Runoff* technical note, prepared by EWE Associates, reference number 2019/2497, version 001b, dated 3rd July 2020.

No changes to the document have been made, other than highlighting a sentence within section *Discharge to combined water sewer* section, since Kirklees LLFA's previous consultation. Therefore, **Kirklees LLFA's previous comments and objections still apply and the applicant should provide the information requested.**