

**Consultation Response from KC,  
Lead Local Flood Authority**
**2020/90441 Pennine Service Station, Bradley Road, Bradley, Huddersfield, HD2 1QD**
**Discharge conditions 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: 6  
August 2020**
**Responding Officer:  
Aleksandra Tomczyk**
**Responding Ref: 03**

Kirklees LLFA have previously responded to this planning application three times:

- Responding reference 0, dated 31 March 2020;
- Responding reference 01, dated 15 June 2020; and
- Responding reference 02, dated 20 July 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.

**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:

- Email communication to the Planning Officer, dated 29<sup>th</sup> July 2020;
- Updated *Drainage Layout* drawing, prepared by EWE Associates Limited, number EWE/2497/01, revision B, dated 27/07/2020;
- Updated *Drainage Details* drawing, prepared by EWE Associates Limited, number EWE/2497/02, revision B, dated 27/07/2020; and
- *Car Wash Silt Trap CST1H (c/w Cover) Customer Drawing*, prepared by Kingspan Environmental, number DS0714P, issue 3, dated 02.06.10.

Kirklees LLFA reviewed the information submitted and make the following comments on matters relevant to condition number 3:

- Kirklees LLFA have **no objection in principle** to the proposed sizing of the attenuation tank – 31.92m<sup>2</sup> (including the 95% void ratio).
- Reviewing the *Drainage Details* drawing in more detail, it appears that the cover level for the proposed crate storage tank is insufficient for this type of development. Based on manufacturer guidance for such systems, the cover level should be at minimum 0.8m for locations where cars parked are occasionally over 2500kg in weight. The applicant should review this and provide updated information, the applicant could use a structural slab above this or modify the attenuation design.
- Details of the light duty and heavy duty have been provided as requested. The LLFA have no further comments on this aspect.

The LLFA make the following comments on matters relevant to condition number 7:

- The email communication from the applicant states that a consultation with Yorkshire Water, with regards to discharging the water from the jet wash is ongoing. At the moment the applicant proposes to discharge water from the jet wash into the public foul sewer. No consultation response from YW has been made available to this date, and therefore the LLFA cannot make any further comments on this aspect.

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 point of connection for surface water discharge.