

**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: 1
October 2020**
**Responding Officer:
Aleksandra Tomczyk**
Responding Ref: 04

Kirklees LLFA have previously responded to this planning application a number of times:

- Responding reference 0, dated 31 March 2020;
- Responding reference 01, dated 15 June 2020;
- Responding reference 02, dated 20 July 2020; and
- Responding reference 03, dated 6 August 2020.

Summary

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), have NO OBJECTION to discharge of conditions 3, 7 and 18 for this planning application, providing the following considerations and approved documents are appended and recorded with any approval:

LLFA Considerations:

1. Annotations for the attenuation tank on plans show conflicting information. Kirklees LLFA have **no objection to an attenuation tank sized 42m² x 0.8m deep**. Any other annotations are not approved;
2. The cover depth (ground surface to top of pipe/tank) for the attenuation is proposed to be between 0.75m and 0.8m. It is the applicant's (and their engineers') responsibility to ensure the design is safe and suitable for the site use and operation. The LLFA have not instructed any design, but required the applicant to confirm appropriate cover above the attenuation tank to be resistant to vehicle trafficking. The liability for the design lies with the applicant's design engineer and any damage or failure of the system is their responsibility.

Approved Documents:

The following plans were reviewed by the LLFA and should be added to any approvals, including the points made above, highlighting inconsistencies:

- *Drainage Layout*, prepared by EWE Associates, number EWE/2497/01, revision C, dated 27/08/20; and
- *Drainage Details*, prepared by EWE Associates, number EWE/2497/02, revision C, dated 27/08/20.

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.