



Kirklees Council
Planning Department
Civic Centre 3
Market Street
Huddersfield
West Yorkshire
HD1 1WG

Our Ref: 62262304
13 November 2020

Dear Sir/Madam,

**APPLICATION REF: 2020/91468 TO DISCHARGE CONDITIONS 5, 11, 13, 14, 23 AND 24 OF
OUTLINE PERMISSION REF: 2016/92298 IN RESPECT OF PHASE 1 (ACCESS ROAD AND
DEVELOPMENT PLATEAUS)
FORMER NORTH BIERLEY WASTE WATER TREATMENT WORKS, OAKENSHAW, BD12 7ET**

We write on behalf of Interchange 26 LLP in respect of the above application, to provide clarification on the documents that have been submitted in support of discharging Conditions 14, 23 and 24. The submitted information has been subject to extensive discussion with the LLFA, during which the approach to managing flood risk was agreed.

With the exception of the North Compensation Attenuation drawing (ref: 065646-CUR-00-ZZ-DR-C-04905-P01) and Flood Compensation Strategy (ref: 065646-CUR-ZZ-ZZ-CO-C-002), all of the documents referred to below were submitted previously and have therefore already been considered. However, please let me know if you need any of those documents to be provided again.

We understand that the Council are satisfied with the information that has already been submitted to discharge Conditions 5, 11 and 13. Therefore, these conditions have not been included in this letter.

Condition 14

Condition 14 states:

"No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, during and after the construction phase in the interests of amenity, environmental well-being and to ensure that the site is satisfactorily drained and avoids the risk of flooding from the proposed development in accordance with Policy BE1(iv) of the Kirklees Unitary Development Plan, PLP 28 of the Publication Draft Local Plan and part 14 of the National Planning Policy Framework."

The following documents have been submitted in support of discharging Condition 14:

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wsp.com

- Drainage Masterplan (ref: 065646 CUR 00 ZZ DR C 92001 P02);
- Drainage Masterplan Phase 2 (ref: 065646 CUR 00 ZZ DR C 92002 P02);
- S38 Drainage Layout Sheet 1 (ref: 065646 CUR ZZ ZZ DR C 95501 P05);
- S38 Drainage Layout Sheet 2 (ref: 065646 CUR ZZ ZZ DR C 95502 P05);
- S38 Manhole Schedules (ref: 065646 CUR ZZ ZZ DR C 95601 P03);
- S104 Drainage Layout North (ref: 065646 CUR 00 ZZ DR C 92501 P02);
- S104 Drainage Layout South (ref: 065646 CUR 00 ZZ DR C 92502 P02);
- S104 Long Sections Sheet 1 (ref: 065646 CUR 00 ZZ DR C 92601 P02);
- S104 Long Sections Sheet 2 (ref: 065646 CUR 00 ZZ DR C 92602 P02);
- S104 Long Sections Sheet 3 (ref: 065646 CUR 00 ZZ DR C 92603 P02);
- S104 Drainage Manhole Schedules Sheet 1 (ref: 065646 CUR 00 ZZ DR C 92701 P02); and
- S104 Drainage Details Sheet 1 (ref: 065646 CUR 00 C ZZ DR 92801 P01).

Condition 23

Condition 23 states:

“Detailed plans and particulars of the reserved matters for the first phase shall include a ‘Residual Uncertainty Assessment’ in relation to flood risk to be submitted to and approved in writing by the Local Planning Authority. The assessment shall: a) Use latest Environment Agency Guidance that seeks to develop certainty from known inputs; b) Validate REFH2 hydrograph or where demonstrated that this is not possible, increase Standard of Protection significantly to allow for the uncertainty posed by an unvalidated hydrograph (the LLFA recommend the use of the 1 in 1000 year flood extent given the minimal change); and c) Ensure that all areas of the site have a dry evacuation route that does not cross a Fluvial, Surface Water risk area or an area of flood routing.

Reason: In order for officers to make an informed assessment and to ensure satisfactory drainage of the site is delivered, in accordance with the National Planning Policy Framework and Policies PLP28 and PLP 29 of the Publication Draft Local Plan.”

The following documents have been submitted in support of discharging Condition 23:

- Flood Zone Extents Unit 1 North (ref: 065646 CUR 00 ZZ DR C 04953 P01);
- Unit 1 Flood Extents (ref: 065646 CUR 00 ZZ DR C 04904 P01);
- 1D Hydraulic River Model Summary Report;
- North Compensation attenuation (ref: 065646-CUR-00-ZZ-DR-C-04905-P01); and
- Flood Compensation Strategy (ref: 065646-CUR-ZZ-ZZ-CO-C-002).

Condition 24

Condition 24 states:

“Detailed plans and particulars of the reserved matters for the first phase pursuant to conditions nos. 1, 2 and 5 above shall include a scheme to dispose of surface water from the development. This scheme shall:

a) Restrict discharge from the development to a combined discharge rate of 50.2l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the Local Planning Authority;

b) Adhere to the principles as set out in the drainage strategy from Curtins

reference 65646-FRA-SB Rev 4;

- c) Provide attenuation on site for the 1 in 100 year plus climate change event;
- d) Using known flood levels perform simulations to ascertain the risk associated with a blocked outfall and provide compensatory storage and high level overflow within the drainage systems to manage this;
- e) Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable. Justification for alternatives should be by means of a viability assessment; and
- f) Provide details of the adoption and maintenance of all surface water features on site.

The resultant drainage information shall inform the layout of the site and shall include appropriate stand-off distances between drainage infrastructure and buildings within the site and appropriate measures for flood risk management. None of the buildings within any phase shall be occupied until the approved drainage scheme, the flow restriction and attenuation works has been provided on the site to serve the development for each agreed phasing of the development to which the buildings relate and thereafter retained.

Reason: In this instance it is necessary that the layout of the site be interdependent with the existing and proposed drainage infrastructure. A comprehensive layout taking its form following investigation and consideration of on-site drainage systems and their relationship to adjoining off-site drainage networks shall be submitted to demonstrate that the site can be satisfactorily drained and to mitigate flood risk. This is to accord with Policy BE1(i) of the Kirklees Unitary Development Plan, PLP 28 of the Publication Draft Local Plan and part 14 of the National Planning Policy Framework.”

The following documents have been submitted in support of discharging Condition 24:

- Drainage Masterplan (ref: 065646 CUR 00 ZZ DR C 92001 P02);
- Drainage Masterplan Phase 2 (ref: 065646 CUR 00 ZZ DR C 92002 P02);
- S38 Drainage Layout Sheet 1 (ref: 065646 CUR ZZ ZZ DR C 95501 P05);
- S38 Drainage Layout Sheet 2 (ref: 065646 CUR ZZ ZZ DR C 95502 P05);
- S38 Manhole Schedules (ref: 065646 CUR ZZ ZZ DR C 95601 P03);
- S104 Drainage Layout North (ref: 065646 CUR 00 ZZ DR C 92501 P02);
- S104 Drainage Layout South (ref: 065646 CUR 00 ZZ DR C 92502 P02);
- S104 Long Sections Sheet 1 (ref: 065646 CUR 00 ZZ DR C 92601 P02);
- S104 Long Sections Sheet 2 (ref: 065646 CUR 00 ZZ DR C 92602 P02);
- S104 Long Sections Sheet 3 (ref: 065646 CUR 00 ZZ DR C 92603 P02);
- S104 Drainage Manhole Schedules Sheet 1 (ref: 065646 CUR 00 ZZ DR C 92701 P02); and
- S104 Drainage Details Sheet 1 (ref: 065646 CUR 00 C ZZ DR 92801 P01);

Conclusion

I trust the above is clear and clarifies which documents have been submitted in respect of discharging each respective condition. Subject to the enclosed information being considered acceptable by the LLFA, we would greatly appreciate if this application could be determined as soon as possible, enabling the relevant conditions to be discharged for Phase 1. However, please let me know if you have any queries.



Yours faithfully

A handwritten signature in black ink, appearing to be 'Fraser Dann', with a long horizontal stroke extending to the right.

Fraser Dann
Senior Planner