

Consultation Response from KC, Lead Local Flood Authority		
2020/91896 Pentlands, New Mill Road, Holmfirth, HD9 7LN		
Demolition of existing dwelling and erection of 17 dwellings with associated access and external works		
Date Responded: 26th April 2021	Responding Officer: Paul Farndale	Responding Ref:
<p><u>Summary</u></p> <p>Further to our comments of April 4th 2021, FURTHER INFORMATION is required in order to support this application.</p> <p><u>Detailed Response</u></p> <p>Surface water connection into private drainage from Glen View connected into the watercourse in the adjacent development is noted. Please verify that the notes on the plan that a minimum invert level 'required' of 175.190 can be achieved and label accordingly.</p> <p>Kirklees LLFA would object to surface water pumping on this site.</p> <p>Flood routing is acceptable in principle given the cover levels stated on the indicative drainage drawing.</p> <p><u>Advice Notes</u></p> <p>Adoptable foul pump stations will require a 15 metre stand off from habitable rooms. For package pump stations follow the relevant British Standard as referenced in Building Regulations Approved Documents. Private foul drainage under the highway may preclude adoption of the road. Please seek advice from Kirklees' Section 38 team.</p> <p>The use of oversized box culverts under the highway will be classed as 'structures' and could compromise the adoption of the highway by Kirklees Council. Please seek advice from Farhad Khatibi, Structures Department and Kirklees' Section 38 team.</p> <p>The LPA has an obligation to ensure maintenance and management of all SUDS features for the life of the site. A unilateral undertaking to set up a management company for this purpose will be required using section 106 of the Town & Country Planning Act 1990. This should include an assessment of safety overseen by the Principal Designer under CDM regulations 2015 and describe methods of access to and into attenuation tanks. A site-specific method statement including an itinerary and schedule of maintenance activities is required to be submitted. Advice can be found in CIRIA SUDS Manual C753.</p> <p>A surface water connection is now shown into the private drainage of Glen View, see advice notes on maintenance and management obligations which could be complicated as a result. Any approval of such a connection in planning does not equate to approval by the owner which must be sought separately.</p>		

