

**Consultation Response from KC,
Lead Local Flood Authority**

**2020/92067 former, Stile Common Infant & Nursery School, Plane Street, Newsome,
Huddersfield, HD4 6DF**

Erection of 30 dwellings

**Date Responded:
12 January 2021**

**Responding Officer:
Aleksandra Tomczyk**

Responding Ref: 02

Kirklees LLFA have previously responded to this planning application on two occasions:

- Responding reference 0, dated 5 August 2020; and
- Responding reference 01, dated 2 September 2020.

Summary

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), OBJECT and require FURTHER INFORMATION is submitted on the proposed surface water drainage design.

Kirklees LLFA also offer the below additional comments.

Additional Comments

The applicant proposes to build 30 dwellings in the area of Newsome, Huddersfield. The development site used to be a school, but the building has been demolished, following school's closure.

The applicant submitted the following relevant documents:

- *Section 104 Layout* drawing, prepared by ARP Associates, number 1375/02/03, revision A, dated 30.09.20;
- *Site Access Longitudinal Section* drawing, prepared by ARP Associates, number 1375-02-06.01, revision A, dated 04.12.20;
- *Impermeable Area Plan* drawing, prepared by ARP Associates, number 1375-02-09, dated 09.09.20;
- *Flood Exceedance Route* drawing, prepared by ARP Associates, number 1375/02/10, dated 09.09.20;
- MicroDrainage outputs, prepared by ARP Associates, dated 04/12/2020; and
- MicroDrainage outputs, prepared by ARP Associates, dated 11/06/2020.

Kirklees LLFA reviewed the *Section 104 Layout* drawing submitted and make the following comments:

- Email communication with the applicant has confirmed that the previously proposed discharge point (culvert along Newsome Road) could not be found on site. Following the hierarchy of discharge, the applicant proposes to discharge surface water into a public combined sewer along Newsome Road. The LLFA have **no objection in principle** to this proposal.
- The drawing states that the proposed attenuation tank will provide 450m³ of storage. However, based on the dimensions provided (16 x 11.2 x 2.5 m), calculations show that this tank would provide 448m³ of storage. This should be reviewed and updated accordingly.

Kirklees LLFA reviewed the MicroDrainage outputs submitted and make the following comments:

- Considering the proposed system is to be quite steep (falls from 1 in 10 to 1 in 72), the MADD factor should be 0.000.

Kirklees LLFA reviewed the *Flood Exceedance Route* drawing and have **no objection** to the information shown. The LLFA make no further comment on this aspect.

Informative

Section 38 road adoption by Kirklees as a Highway Authority cannot take place unless sewerage located under the carriage way is adopted first. Therefore, all structures under an adoptable

carriageway would need to meet the standards as set out by the statutory undertaker, including but not limited to *Design & Construction Guidance** and Yorkshire Water local guidance and any subsequent updates.

As part of a Section 106 agreement the Council are required to ensure the site is managed in a safe and suitable way up until adoption by a regulatory body. This requirement should also apply to drainage on the site, during the build out a management and maintenance plan including responsible management company must be secured. This should be enforced until adoption **and continued for the life of the development if adoption fails**. Adoption can fail at any step in the development process from concept design to site inspection post construction.

**Design & Construction Guidance has replaced 'Sewers for Adoption' giving provision for Sewerage Undertaker to adopt SuDS features and facilities.*