

**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:
 1 February 2021**
**Responding Officer:
 Aleksandra Tomczyk**
Responding Ref: 03

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

- Responding reference 0, dated 5 August 2020;
- Responding reference 01, dated 2 September 2020; and
- Responding reference 02, dated 12 January 2021.

Summary
Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), have NO OBJECTION to this planning application, providing the below approved documents and conditions are appended to any approvals:
Conditions
1. Detailed drainage design

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. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well being and to accord with the NPPF.

2. Temporary drainage

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the provision of adequate temporary means of drainage, in the interests of amenity, environmental well being and to accord with the NPPF.

3. Management and maintenance

Prior to the development being brought into operation (occupation for residential, business function for non-residential), details of the operation, maintenance and management of the surface water drainage infrastructure shall be submitted to and approved in writing with the Local Planning Authority. Details shall include adoption proposals of *any* adoptable structures, as necessary. The development shall thereafter be operated, managed and maintained at all times for the lifetime of the development, or up to the point of adoption, in accordance with the approved details.

Reason: To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan as well as Chapter 14 of the National Planning Policy Framework.

Approved documents:

- *Section 104 Layout* drawing, prepared by ARP Associates, number 1375/05/03, dated 29.01.21.

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 1375/05/03, dated 29.01.21; and
- *MicroDrainage Outputs*, prepared by ARP Associates, dated 29/01/2021.

Kirklees LLFA reviewed the information provided and have no objections or further comments at this stage.

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.*