

**Consultation Response from KC,
Lead Local Flood Authority**
2020/93358 Land east of, Abbey Road, Shepley, Huddersfield, HD8 8FG
Erection of 52 dwellings
**Date Responded:
17/11/2020**
**Responding Officer:
Martin Stephenson**
**Responding Ref:
0**
Drainage Summary

Kirklees Flood Management & Drainage as Lead Local Flood Authority (Statutory Consultee), can SUPPORT this application SUBJECT to appropriate recommended conditions.

Detailed Consultation Response

The submission is generally in line with the Pre-Application Consultation response regarding the discharge rate, retaining the open watercourse where practicable however a plan showing flood routing for exceedance flows including those caused by blockages of new or existing culverts/gullies/etc. is required to confirm that no new or existing properties or curtilages are at risk.

A risk assessment and method statement to mitigate increased flood risk post site strip and through construction phases should be conditioned as increased run off is envisaged prior to completion of the development. Any plan should consider plant entering and leaving site (wheel washing) and also gullies and other drainage entry points immediately outside the site, and within once constructed.

Provisions for the future maintenance should be conditioned for the new watercourses, surface water attenuation structures, flow control devices and the general foul and surface water network within the development to ensure continuous effective and efficient operation of the drainage system thereby minimising the risk of flooding.

Advice Note to Planner
Section 106 Unilateral Undertaking

In order for the LPA to fulfil their obligation to ensure the maintenance and management of surface water drainage systems (*including the diverted watercourse within the site*) for the lifetime of the site, a unilateral undertaking to set up a management company to carry out an approved maintenance and management scheme; including access to and into any structure in accordance with CDM regulations 2015; and an itinerary and schedule of maintenance and management tasks. Such an undertaking can cease if and when the infrastructure is formally adopted by the Statutory Undertaker and/or Highways Authority

Suggested Conditions
DR01 Drainage Details

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.

DR01B Separate Drainage (Systems)

The site shall be developed with separate systems of drainage for foul and surface water on and off site, details of which, including any balancing works and off-site works, shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The drainage works shall be completed in accordance with the approved details prior to the dwellings first being occupied.

DR02 Watercourse piping

Development shall not commence until a scheme detailing the piping of the watercourse at the point(s) of access or within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the piped watercourse and works for the lifetime of the development. No part of the development shall be brought into use until the watercourse piping works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented for the lifetime of the development.

DR03 Flood risk and runoff assessment

The development shall only be carried out in accordance with the approved Flood Risk Assessment, produced by Haigh Huddleston & Associates (ref E19/7465/FR01) dated October 2020 and shall incorporate all the proposed mitigation measures into the development.

DR07 Overland Flow Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

DR10 Construction Phase Surface Water Flood Risk and Pollution prevention plan.

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.