

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

**2020/93779 Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN**

**Discharge conditions 21-23 on previous permission 2015/93824 for outline application for  
erection of 56 dwellings and care home with associated car parking**

**Date Responded: 27<sup>th</sup>  
November 2020**

**Responding Officer: Paul  
Farndale**

**Responding Ref:**

### **Condition 21 – Drainage Details**

The off-site watercourse diversion needs to be demonstrated that there is a 5-metre avoidance of trees. We do not believe this is feasible and suggest the public right of way as a clearance is utilised as much as possible. This will need to be compliant with our PROW officers and we suggest the planning officer includes them in a discussion to find a solution. We also suggest a site visit to agree the route. This aspect should also be included in a long-term maintenance and management plan secured under section 106 unilateral undertakings.

Drainage maintenance schedules must include replacement of neoprene seals for the flow control device as per manufacturer's requirements. Also, the testing of any emergency drain down on an annual basis with greasing mechanisms as required. The utilisation of a management company to maintain and manage surface water drainage on site up until the sewerage is adopted by Yorkshire Water and/or Kirklees Highways must be set up in a unilateral undertaking under section 106.

A full Microdrainage design and simulation wizard must be submitted officially alongside any drainage layout for cross referencing.

It is vital for master planning of drainage for this and adjacent sites both existing, proposed and allocated, that this development can facilitate future surface water gravity connections to any agreed route of a diverted watercourse. This includes, the existing property Glen View, an application under 2020/91998, and allocated land to the west of 2020/91896 where access is provided through said current application. It is quite possible therefore with discussions with the LPA that any joint route for surface water from adjacent sites to the south and south west may need to come in at the south west corners of the site. A minor change in layout may need consideration.

Should the LPA decide and state that master planning is not relevant or feasible we would like to be reconsulted on this application.

### **Condition 21 – Flood Routing**

Plot 37 and 34 appear vulnerable and a through route using road and open space does not appear to have been achieved. Finished floor level for houses adjacent to New Mill Road do not clearly suggest they will not be at risk from blockage scenarios and exceedance events from the incoming diverted watercourse. Drawings must show labelled contour lines, high and low points marked and routing arrows in specific areas. Any information not relevant which may clutter the drawing should be removed for ease of understanding.

### **Condition 23 Temporary Drainage – Construction Phase**

Nothing has been submitted in the form of a risk assessment for flooding and pollution for the various phases of the build programme with a method statement indicating an itinerary, assigned responsibility and schedule of tasks to mitigate such risk to acceptable levels. Back up plans for extreme events are recommended. Any assessment and statement should be accompanied by plans showing the location of such measures.

As well as defences and sediment control, other aspects such as wheel washing and sweeping should be considered, along with timing of site stripping, whether a full strip is required at any given phases, protection pre and post installations of drainage, and protection of existing drainage in the vicinity of the site.

We do NOT RECOMMEND any of the above conditions are discharged at this moment in time.