

From:

Application 2020/62/93954/W - Drainage Problem

Date: 20 October 2022 12:29:44

Attachments: [2020-93954_Plan+General_935743_Roads & Sewers.PDF](#)

Our residents Committee have taken a closer look at the drainage arrangements for this planning application. In addition to the myriad of on and off-site drainage problems that we have previously identified, we must now point out that, as shown, it will be impossible to connect some of the properties (flats and affordable houses) at the Eastern end of the development to the main site foul or surface water sewerage system.

The attached plan 2020-93954_Plan+ General_ 935743 Roads & Sewers.PDF shows the proposed sewer arrangement. It shows road drainage at the Eastern end of the site connecting in to the attenuated surface water system for the whole site. However it does not show how the properties at that end of the site will be drained and our detailed investigation suggests that it will be impossible for some of them to connect into the foul and surface water sewers shown on the plans.

- Because the ground floor levels of the properties are lower (176 metres AOD) than the on-site sewer levels in the adjacent road (180 metres AOD plus) it will be impossible to drain property numbers 21, 22 and 23 via the proposed new on-site drainage system, as shown. These three properties are the houses adjoining the track to Far Lower Wood farm. The submitted plans and ancillary documentation do not show how these particular properties will be drained. There is no mention of it and we do question why this major omission has happened.
- For the same reason, it will be impossible to drain the type H1 ground floor flats behind Far Lower Wood farm (property numbers 17, 19) to the new on-site drainage system. It may be possible to connect the first floor flats in the same block (numbers 18, 20) to the new on-site sewers but that depends on consistent and continuous ground levels between the first floor flats and the road and we don't have that detail.
- The same situation exists with the Type H2 flats (numbers 13,14,15,16). It is touch and go with the lowest flat (flat number 13) and the feasibility of connecting flat numbers 14,15,16 depends on consistent ground levels between the higher level flats and the road.
- Our point is that the arrangements shown on the drainage plans are not complete and some of the proposals are definitely not feasible as shown. Alternative drainage proposals will have to be made.
- The drainage design engineers may have tried to raise the invert level of the new on-site drainage system at its Eastern end, in order to get satisfactory drainage gradients across the site from East to West. However, raising the invert level of the sewers in the road, at the Eastern end of the site (and the road levels to allow that), seems to be causing a problem with connecting to the lower ground floors of the properties (flats) at that end of the site. It will not work as currently shown on the plans. There is definitely a disconnect

between the submitted drainage designs and housing designs. There is also a very negative consequence of raising the new road and sewer levels at the Eastern end of the site, in that it creates an unacceptable, quite significant, difference in ground level between the gardens of existing properties on Lingards Road and the new road surface. In effect, without additional drainage, the gardens of existing properties on Lingards Road and the lower ground floors of those properties will flood every time it rains.

- As a minor issue, Plan number 2019 572 114 is wrong. It actually shows J type properties but the plan title says it is showing Flat type H1 properties
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2020/93954&file_reference=935330

