

**Consultation Response from KC,
Lead Local Flood Authority**
2021/90800 Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX
Redevelopment and change of use of former mill site to form 19 residential units (within a Conservation Area)
Date Responded: 17/10/2022
Responding Officer: Martin Stephenson
Responding Ref: 1
Previous responses by the LLFA

Dated 29/03/2021 for application 2021/90800

Dated 21/12/2021 for application 2021/90800

Documents reviewed by the LLFA:

One17:

- Drawing Ref: 3372 (0-) 623, Overall Site Plan, Rev H dated 19/09/2022

Collins Hall Green:

- Document Ref: G560, Drainage Strategy, Rev 1.5 dated 22/09/2022
- Drawing Ref: G560-CHG-XX-00-DR-C-0300, Proposed Drainage Layout 1 of 2, Rev P05 dated 21/09/2022
- Drawing Ref: G560-CHG-XX-00-DR-C-0301, Proposed Drainage Layout 2 of 2, Rev P06 dated 21/09/2022
- Drawing Ref: G560-CHG-XX-00-DR-C-0001, SuDS Assessment, Rev P05 dated 16/09/2022

Drainage Summary:

The LLFA confirms that the proposed attenuated surface water discharges of **3.0 l/s** to the mill pond and of **50.5 l/s** to the river are accepted as indicated on the Proposed Drainage Layouts (Revs P05/P06). Flows from the roof of the existing mill and the land drainage from the swale on the southern boundary can discharge to the river unattenuated.

The further investigation works should be undertaken as detailed in Section 4 of the Drainage Strategy, Rev 1.5 regarding soakage testing (in line with BRE365 guidance) and CCTV surveys of the existing surface water drainage to be retained and any repairs identified in the CCTV survey are to be carried out.

As noted in previous responses, flow control devices should be of the vortex type (e.g. HydroBrake) and hydraulic calculation (MicroDrainage or similar) for the critical 1 in 100 year rainfall event (plus climate change allowance) should be submitted.

The long term maintenance of the swales, mill pond, permeable paving, flow control devices, flood attenuation facilities and surface water drainage systems should be included in the Section 106 agreement

Kirklees Flood Management & Drainage does NOT OBJECT to this application provided the above comments are addressed in the detailed design and recommends the following suggested conditions.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, (including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 30% climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for

access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development 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 and retained thereafter.

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 (both upstream and downstream of the development), 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.

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/site 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 strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second, unless otherwise agreed with the LLFA.

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.

Section 106 Unilateral Undertaking

In order for the LPA to fulfil their obligation to ensure the maintenance and management of surface water drainage systems 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