

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Lead Local Flood Authority
Application No.	2021/91728
Proposed Development:	Discharge of conditions 10 (estate roads), 11 (access split), 12 (drainage), 17 (public rights of way), 18 (ecological impact), 21 (coal mining legacy) and 26 (secure by design) of previous permission 2020/94202 for variation of Conditions 1, 9, 19, 28 on the previous outline permission 2018/94189 (outline application for residential development of up to 366 dwellings with details of access points only) to allow for minor changes to the red line boundary plan and minor variations to the approved southern highways access point and approved remediation strategy specifications
Location:	Land Off, Soothill Lane, Batley
OS Map Reference	SE 425889.2804 423991.6715
Applicant/Agent:	Keepmoat Homes
Class:	No Required

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **03-Feb-2022**.

If you would like to contact the Case Officer: Kate Mansell for any reason then please do so on: Tel. 72130 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/91728> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **03-Feb-2022** then the application may be decided without the benefit of your views.

Dated: 13-Jan-2022

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Lead Local Flood Authority		
2021/91728 Land Off, Soothill Lane, Batley		
Discharge of conditions 10 (estate roads), 11 (access split), 12 (drainage), 17 (public rights of way), 18 (ecological impact), 21 (coal mining legacy) and 26 (secure by design) of previous permission 2020/94202 for variation of Conditions 1, 9, 19, 28 on the previous outline permission 2018/94189 (outline application for residential development of up to 366 dwellings with details of access points only) to allow for minor changes to the red line boundary plan and minor variations to the approved southern highways access point and approved remediation strategy specifications		
Date Responded: 17th January 2022	Responding Officer: Paul Farndale	Responding Ref:

Further to our comments of January 4th 2022, several additional plans have been uploaded.

Culvert Improvement Scheme Y045-ARP-XX-DR-C-272_143_13.06 B, has been previously submitted and shows a 225mm pipe from the existing headwall connecting to Yorkshire Water's 525mm public surface water sewer. Please see our comments from 4.1.22 regarding a 300mm pipe. Also, there is no verification that the existing manhole can accommodate an additional pipe and this should be researched and the drawing updated accordingly. We also suggest a greenfield 1 in 1 estimate entering the watercourse from the site in addition to stating 5l/s from road and roof drainage to demonstrate and satisfy Yorkshire Water that the site will not generate in excess of 10l/s as they have provisionally agreed.

Several Tank Drawings shown as requested and include volume defined by manufacturer FPMcCann. This can go forward to be assessed alongside microdrainage calculations for part c of condition 12.

Section 104 drawings continue to show a connecting 150mm pipe in contradiction to the culvert improvement scheme drawings, please see first note.

Please note the surface water management plan submitted is not relevant to condition 12. Part d of condition 12 is a maintenance and management plan of the constructed surface water system from the time of installation to the date of adoption by Yorkshire Water. Please refer to CIRIA guide C753 for a generic guide to maintaining attenuation tanks. However, we expect a bespoke submission for the design of the site's system with CDM regulations in mind. This should include safe access to and into confined spaces. An itinerary of maintenance tasks and how they are carried out alongside an appropriate schedule (frequency). This should include checking flow control devices and penstocks or similar emergency draindown apparatus. Where the flow control needs to be removed for example a total blockage, please be sure to replace any neoprene seals if disturbed. The latter is important, but it not suggested on the CIRIA generic list that concentrates on the tank itself. We strongly suggest, if not already included in a section 106 agreement that a unilateral undertaking is signed to create a management company to carry out these tasks. This is agreed Kirklees procedure and ensures the LPA fulfils its obligation to ensure the maintenance and management of surface water attenuation systems for the lifetime of the site as not all systems get adopted by the statutory undertaker and/or delays lasting years are not uncommon.

Part a of condition 12 has not been addressed and we continue to highlight a problem with flood routing that introduces risk to the site that was not envisaged from earlier indicative drawings. We have flagged this up as a serious concern that needs addressing now if there are to be delays that could affect grants and works programming.

Part b of condition 12 has to include the identified 150mm connection to middle section of the open watercourse being surveyed to ensure live connections of surface water from existing development does not cross the site or if it does is safely incorporated into the design. This has been requested numerous times going back several years and has not been completed.

Part c can be reviewed in detail alongside all other comments here and on 4th January 2022 to ensure a full strategy, part e can be approved.

Part d has had not relevant material submitted to date.

We do not recommend that condition 12 is discharged at this moment in time.