

**Consultation Response from KC,
 Lead Local Flood Authority**
2021/92488 Huddersfield Royal Infirmary, Acre Street, Lindley, Huddersfield, HD3 3EA
**Erection of clinical building to accommodate new accident and emergency Department,
 associated vehicular access, car and cycle parking spaces, plant and landscaping**
**Date Responded:
 10 September 2021**
**Responding Officer:
 Aleksandra Tomczyk**
Responding Ref: 01

Kirklees LLFA have previously responded to this planning application on 19 July 2021 – responding reference 0.

Summary
Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), have NO OBJECTION to this planning application, providing the following conditions and approved documents are appended to any approvals.
Approved documents:

- *Typical SuDS Drainage Maintenance Regime*, dated 17/08/2021;
- *HRI ED Drainage Design Commentary*, prepared by Mott Macdonald, reference HG0052-MMD-00-XX-RP-D-0001, revision P02, dated 15/06/2021.

Conditions:

1. 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.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well being and to accord with the NPPF.

2. Prior to the development being brought into operation (occupation for residential, business function for non-residential), details of the operation, maintenance and management of the surface water drainage infrastructure shall be submitted to and approved in writing with the Local Planning Authority. Details shall include adoption proposals of any adoptable structures, as necessary. The development shall thereafter be operated, managed and maintained at all times for the lifetime of the development, or up to the point of adoption, in accordance with the approved details.

Reason: To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan as well as Chapter 14 of the National Planning Policy Framework.

Kirklees LLFA also offer the below additional comments.
Additional comments

The applicant provided additional information on the management and maintenance of surface water drainage on site. Kirklees LLFA have no objection in principle to the information provided.

Informative

Section 38 road adoption by Kirklees as a Highway Authority cannot take place unless sewerage located under the carriage way is adopted first. Therefore, all structures under an adoptable

carriageway would need to meet the standards as set out by the statutory undertaker, including but not limited to *Design & Construction Guidance** and Yorkshire Water local guidance and any subsequent updates.

As part of a Section 106 agreement the Council are required to ensure the site is managed in a safe and suitable way up until adoption by a regulatory body. This requirement should also apply to drainage on the site, during the build out a management and maintenance plan including responsible management company must be secured. This should be enforced until adoption **and continued for the life of the development if adoption fails**. Adoption can fail at any step in the development process from concept design to site inspection post construction.

**Design & Construction Guidance has replaced 'Sewers for Adoption' giving provision for Sewerage Undertaker to adopt SuDS features and facilities.*