

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Lead Local Flood Authority
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Application No.	2021/92594
Proposed Development:	Erection of 12 apartments
Location:	Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton, BD19 4PN
OS Map Reference	SE 420250.9967 425807.8189
Applicant/Agent:	Casey Designs Ltd
Class:	Small Major Developments

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 **24-Aug-2021**.

If you would like to contact the Case Officer: Louise Bearcroft for any reason then please do so on: Tel. 01484 221000 Ext. 74126.

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=2021/92594> *

*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 **24-Aug-2021** then the application may be decided without the benefit of your views.

Dated: 03-Aug-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
 Lead Local Flood Authority**
2021/92594 Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton, BD19 4PN
Erection of 12 apartments
**Date Responded:
 24/08/2021**
**Responding Officer:
 Martin Stephenson**
**Responding Ref:
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Drainage Comments:

Surface water drainage from the new development and associated hard surfaced areas should be discharged at an attenuation rate into the Yorkshire Water 450mm dia surface water sewer to the south of the proposed buildings. The attenuated rate should be set at the equivalent greenfield run-off rate subject to a minimum 75mm diameter flow control device outlet. On-site storage should be provided to retain flows greater than the allowable discharge rate within the site up to the critical 1 in 100 year (plus climate change) rainfall event.

Drainage Statement

A Drainage Statement including hydraulic calculations and a plan showing the proposed surface water drainage system, attenuation storage, location of discharge, flow control device rating, etc. should be submitted to the LLFA for approval.

Flood Routing

The routing of floodwater during exceedance events (i.e. flows greater than the critical storm or due to blockage/failure of the drainage system) should be determined and should indicate no flood risk to existing or proposed housing or commercial properties.

Management and Maintenance

Prior to the development being brought into operation (occupation for 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.

Temporary Drainage

A plan should be submitted to the LLFA indicating the temporary drainage strategy (i.e. following site topsoil strip) outlining the drainage arrangements for different construction phases of the project should be submitted including 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 topsoil has been stripped that the percentage run-off will be 100 %. The maximum discharge rate, off-site, shall not exceed 2.5 litres per second, unless otherwise agreed with the LLFA.

Section 106 – Management Company

The LPA is obligated under House of Commons Written Statement 161 to ensure the maintenance and management of sustainable drainage for the lifetime of the site. This includes the period from construction up until a date of adoption by the statutory undertaker (Yorkshire Water). There is no guarantee that systems will be adopted even if an agreement is signed to do so. It is vital therefore that an undertaking is ensured in the planning process to maintain these systems to manage flood risk. A detailed maintenance plan including access and safety is expected to be included so it can be enforced against non-compliance.

Kirklees Flood Management & Drainage can SUPPORT this application SUBJECT to appropriate recommended conditions as set out below and provided the above comments are

satisfactorily addressed in the detailed design.

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. 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.