

**Consultation Response from KC,
Lead Local Flood Authority**
2021/93330 Colne Valley Business Park, Manchester Road, Linthwaite, Huddersfield, HD7 5QG
Erection of six storage and distribution units (Within a Conservation Area)
**Date Responded: 29th
September 2021**
**Responding Officer: Paul
Farndale**
Responding Ref:
Summary

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority advises that the Planning Officer awaits key comments from the Environment Agency before examining the LLFA comments. We anticipate that FURTHER INFORMATION IS REQUIRED on this front.

Main River Flood Risk

We advise the planning officer that the Environment Agency should be asked whether they are satisfied with the submission in respect of a clear indication of where the culverted main river crosses the site (not depicted in the submitted flood risk assessment) and whether a suitable safe stand-off distance has been achieved for access, maintenance, avoiding issues with dead loading and a suitable flood route in blockage scenarios and exceedance events.

Surface Water Drainage Strategy

The LLFA advises that the submitted 107-page Sustainable Drainage Assessment is discarded and not included in any approvals.

This is because it fails to include any initial soakaway tests and therefore cannot conclude for definite that this will be a viable solution. The LLFA as Land Drainage Authority will take the decision now to avoid the use of soakaways in this built-up area where properties with cellars are located adjacent to the site.

The assertion that the existing site is connected to public sewer has not been demonstrated. No existing drainage report has been included and therefore a decision to connect to sewer or watercourse at any given rate cannot be concluded. Given that the building has been demolished for some time, in line with current practice the site is deemed to have lost its place in the system and brownfield calculations do not apply.

The LLFA as statutory consultee for surface water drainage and flood risk, will take the decision now that the existing access that is undisturbed from any demolition work can continue to discharge to the same outfall without restriction. Areas of redevelopment must connect to watercourse and not sewer as preference in the surface water hierarchy of disposal and be restricted to 3.5l/s.

Before we can offer any support for this application, a provisional scheme must be produced demonstrated that the 1 in 100-year critical storm event with a 20% allowance for climate change can be safely stored within the site and obtain a gravity connection to the watercourse.

A maintenance and management programme from any storage will be required but can be conditioned, in order to fulfil the LPA's obligation to ensure systems are looked after for the lifetime of the site. In this respect we do not encourage the use of crate storage systems.

We would like to be reconsulted when the above information is provided.

