

**Consultation Response from KC,  
Lead Local Flood Authority**
**2021/94208 Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane, Oakenshaw, BD12 7ET**
**Outline application for re-development of former waste water treatment works, including demolition of existing structures to provide employment uses (Use Classes E(g)(ii); E(g)(iii); B2 and B8)**
**Date Responded:  
17/12/2021**
**Responding Officer:  
Martin Stephenson**
**Responding Ref:  
0**
**Drainage Summary**

Drainage documents submitted:

- Civic Engineers Flood Risk and Drainage Statement dated 27 October 2021
- Civic Engineers Proposed Outline Drainage Strategy Drawing – as Appendix E of the FRA (ref: 1926-01-CIV-XX-XX-DR-C-00001-P01 dated Oct 21)

The developer's surface water disposal proposal for a warehouse type development is to discharge attenuated surface water drainage into Hunsworth Beck from a 6.85 ha (area within the redline boundary, as stated in the FRA) site with an impermeable drained area of 0.218 ha (as stated in the FRA) at an attenuated rate of 4.4 l/s from the hardstanding and 8.3 l/s from the building (total 12.7 l/s). The FRA states that the developable area within the redline boundary is 2.42 ha. Note that the drawing in Appendix E states this to be 2,430 m<sup>2</sup> (0.243 ha) which appears to be incorrect, however the drawing is not provided with a scale bar so this cannot be checked by the LLFA.

A Pre-Development Enquiry response from the LLFA dated 20 July 2021 stated that the allowable discharge rate of 5.0 l/s per ha would be required.

It should be noted that the access route from Cliff Hollins Lane to the proposed site is currently part of a separate planning application and it is assumed the road outside of the main development site would be separately drained.

*Section 3.4 LLFA Consultations* of the FRA states that the LLFA have agreed to a discharge of 50.2 l/s for an application made in 2016 – note that this figure has no relevance to the current application.

The LLFA acceptable discharge rate is stated in *Section 5.1 Proposed Site Agreed Run-off Rates* as **12.15 l/s** (based on 5.0 l/s per ha for a 2.42 ha developable area site). However it is noted that the developer is proposing 12.7 l/s (as shown on drawing 1926-01-CIV-XX-XX-DR-C-00001-P01 in Appendix E of the FRA), an increase of 0.55 l/s. No explanation for the increase is given and the LLFA would expect the 12.15 l/s figure to be used.

Whilst it is understood that the permeable paving under the hardstanding will provide a degree of treatment to spilled hydrocarbons, it is suggested that an oil separator of sufficient size is also provided on the drainage outlet from the sub-base as an extra level of protection.

The developer shall provide details of the proposed maintenance regime for the drainage system including the balancing pond, flow control devices, oil separators, permeable paving, etc. for LLFA approval. The body who will be responsible for the maintenance of unadopted drainage should also be confirmed.

**Kirklees Flood Management & Drainage as Lead Local Flood Authority (Statutory Consultee)  
can SUPPORT this application SUBJECT to appropriate recommended conditions as set out**

below provided the above comments regarding the discharge rate, maintenance, etc are satisfactorily addressed in the detailed design.

**Suggested Drainage Conditions:**

**DR01 Drainage Details**

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) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a maintenance and management plan for surface water infrastructure. The building shall not be brought into use until such approved drainage scheme has been provided on the site to serve the development and 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.

**DR20 Interceptor**

Development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.