

Consultation Response from KC,

Lead Local Flood Authority

2022/91477 Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX

Hybrid Planning Application for the erection of an industrial unit for E(g)/B2 /B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8

Date Responded: 29th September 2023

Responding Officer: Paul Farndale

Responding Ref:

Summary

Further to our comments of 21st March 2023 and 7th May 2023, Kirklees Flood Management & Drainage can SUPPORT this application subject to appropriate conditions.

Detailed Response

Surface Water Connection

An outfall for surface water can be achieved as Yorkshire Water has no objection to our 10.5l/s discharge restriction indirectly connecting to a local watercourse via public surface water sewer, located in 3rd party land to the east of the site. This assures an outfall is possible as this connection can be requisitioned under the Water Industry Act 1991 and does not require 3rd party landowner approval.

Discussions with a third-party landowner may allow the renewal of a culvert discovered in the site which appears to cross Weatherhill Road and the same 3rd party land in question. This would also result in the availability of a 'fit for purpose' connection, to this system but within the site. The renewal across the road will be allowed by Kirklees Council at the developer's expense as acting 'riparian owner'. The 3rd party landowner is responsible for the culvert through their land and may also allow the applicant to renew this system at their own cost.

It is now unlikely that a direct connection to the watercourse with the point of connection being negotiated within Kirklees Council own land. Should this be necessary, early discussions are required with Gary Fowler, Team Leader, Disposals and Acquisitions.

As a final decision to which route the applicant goes down is to be finalised, drainage will have to be conditioned.

Surface Water Attenuation

Our advice to the Planning Officer (21st March 2023) with regard to the use of crate storage still stands. However, it has been demonstrated that a 75mm orifice can be achieved with a discharge of 2.5l/s from several separate attenuations structures, culminating with a 10.5l/s restriction from the whole site. The use of crate storage has not been approved at this stage and detailed design and maintenance will need to be conditioned.

Flood Routing

The use of a boundary wall sloping toward Weatherhill Road is shown to protect properties should a blockage scenario or exceedance event occur. Again, detailed design and a verification that safe flood routing remains will be conditioned.

Interceptors

Treatment of flows is required due to the nature of the site. A condition on SUDS and/or the use of oil petrol interceptors and their maintenance is required.

Construction Phase Drainage and Flood Risk Plan

A plan to mitigate the risk of increased run off due to soil and vegetation strip and protect land and property at lower levels is required. The plan should also protect pollution of watercourses and reduce the risk of sediment and other materials entering local drainage networks. This can be conditioned.

Section 106

A maintenance and management undertaking for the whole site is required with regard to surface water drainage and attenuation. Kirklees Council prefer the use of a management company set up under section 106 of the Town and Country Planning Act 1990 to carry out these tasks. It is a duty of the Local Planning Authority to ensure the maintenance and management of such installations for the lifetime of the site. Actual bespoke plans can be added to the document at detailed design stage.

Suggested Conditions***DR01 Finalised Drainage Details***

Development shall not commence until a scheme detailing foul, surface water and land drainage, (on site and off site works, sewer requisitions, agreed outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned/renewed) has been submitted to and approved in writing by the Local Planning Authority. None of the buildings shall be occupied until such approved drainage scheme has been provided on and off site to serve the development or each agreed phasing of the development to which the buildings relate and retained thereafter.

DR02 Watercourse (adapted)

Development shall not commence until a survey on and off site for the full extent, size, depth, and condition of the culverted watercourse discovered on site has been carried out. All connections are required to be identified. Following this a scheme detailing the piping of the watercourse, as agreed with the LLFA, maintaining, or closing existing connections where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the onsite section of piped watercourse and works for the lifetime of the development. No part of the development shall be brought into use until the watercourse piping works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented thereafter.

DR03 Finalised Surface Water Attenuation and Flow Restriction

Development shall not commence until a scheme restricting the rate of surface water discharge from the site directly or indirectly to an ordinary watercourse at a location to be finalised with the LLFA, at 10.5l/s. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm event, with an appropriate allowance for climate change. The scheme shall include a detailed maintenance and management regime for surface water infrastructure, flow control devices and attenuation installations (risk assessment and method statement including itinerary and schedule of tasks and renewal where appropriate). There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restrictions and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR07 Overland Flood 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, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

DR10 Construction Phase Drainage and Flood Risk Management

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation 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 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.

DR12 Water Treatment (Interceptors)

Development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstandings through an oil interceptor, (**or a full petrol oil interceptor**) reedbed or alternative treatment system, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstandings shall not commence until the works comprising the approved treatment scheme have been completed. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development. Roof water shall not pass through an interceptor.