

**Consultation Response from KC,
Lead Local Flood Authority**

2022/91789 Land south of railway line, Scar Lane, Milnsbridge, Huddersfield, HD3 4PN

Erection of 4 industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units (within a Conservation Area)

Date Responded: 27th March 2023

Responding Officer: Paul Farndale

Responding Ref:

Synopsis

Further to our comments of 26th July 2022, we are now satisfied that surface water flood routing has been dealt with the submission of Drainage General Arrangement Plan LM22250-DYSE-XX-ZZ-DR-C-1001 P01.

For surface water attenuation and discharge rates, we welcome the submitted microdrainage calculations in support of the Drainage General Arrangement Drawing. However, we are concerned over the use of 100mm pipes for surface water drainage and recommend a minimum of 150mm or greater. This change can be dealt with under condition.

We are also concerned over the operation of a petrol or oil interceptor given that in storm conditions it will be surcharged. An oil/petrol interceptor is required where there are 50 or more parking spaces promoted or 800sqm of parking, or where there is a risk of spillage, e.g., from a car maintenance or scrap operation. The methodology and justification can be dealt with under condition of a detailed final design.

The use of crate storage is not recommended for maintenance and management reasons. A detail of the final design for attenuation is also required at detailed design stage given the lack of cover between its soffit and cover level. A structural calculation to validate any shallow design (which may need further protection) is required from a competent person.

Further protection may be required where pipework has less than 1.2m in cover. This will also be dependent on the material selected for the pipe. This shall be dealt with via condition.

The connection level to the existing public combined sewer in Scar Lane has not been verified. It is possible the levels have to be 'chased' downstream, so no pumping of surface water or foul drainage is required. Validation of existing levels and a verifying a viable connection point shall be dealt with via condition.

We are satisfied that space has been made for water in layout submitted.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, existing drainage to be maintained/diverted/abandoned) 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 the site to serve the development or each agreed phasing of the development to which the dwellings relate and retained thereafter.

DR01B Separate Gravity Drainage

The site shall be developed with separate systems of drainage for foul and surface water on and off site, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. There shall be no pump stations used for the discharge of foul and surface water from the site.

DR04/5 Surface Water Attenuation

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of *3.5 litres per second to the combined sewer in Scar Lane* has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30-year storm event as a minimum requirement. Volumes generated by storms greater than the 1 in 30-year critical event, up to and including the critical 1 in 100-year event with an appropriate allowance for climate change can be stored on site in areas to be approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. 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 restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR10 Construction Phase (Temporary) Drainage.

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.

Section 106 Town and Country Planning Act 1990

The LPA is obligated under House of Commons Written Statement 161 and now fully incorporated in to NPPF to ensure a unilateral undertaking is agreed, under section 106 of the Town and Country Planning Act 1990, to set up a management company for commercial sites with multiple units to perform stated maintenance and management tasks on installed sustainable drainage systems This applies to MAJOR applications only. If advice is needed contact Paul Farndale or Deborah Wilkes. The principle of the management company is set up under section 106 with a detailed maintenance schedule and itinerary to be added at detailed design state and prior to commencement of works.