

**Consultation Response from KC,
Lead Local Flood Authority**
2022/91880 The Richardson Arms, 684, Bradford Road, Oakenshaw, BD12 7EN
Erection of residential development
Date Responded: 16/09/2022
Responding Officer: Martin Stephenson
Responding Ref: 0
Documents reviewed by the LLFA:

AGC:

- Drawing Ref: AGC/11/408/020, Proposed Site Plan, Revision – dated May 2022

Drainage Summary:

The area of the proposed development, minus the area of the retained building, has been measured to be 1,525m² which results in an estimated unattenuated surface water run-off rate of 21.2 l/s for the 1 in 2 year rainfall event. The LLFA requires that there shall be a 30% reduction to redeveloped brownfield sites which would give an allowed discharge rate of **14.8 l/s**.

Attenuation storage to contain within the proposed development site the critical 1 in 100 year rainfall event plus 30% climate change allowance should be provided such that no flooding occurs to the proposed or existing building.

Details of the proposed surface water drainage Maintenance Plan should be submitted detailing the proposed Maintenance Schedule of the system and the method of access to the pond and flow control device. The organisation that will be responsible for maintenance up to adoption by the statutory water authority should be identified. It is recommended that this will be included in a Section 106 agreement between the developer and the Council.

Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), SUPPORTS this application subject to the above comments and suggested drainage conditions below:

Suggested Drainage 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 of **14.8 l/s** 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.