

**Consultation Response from KC,
Lead Local Flood Authority**
2022/92081 Land at, Huddersfield Road/Leeds Road, Birstall, Batley, WF17 9AA
Demolition of existing buildings and erection of retail food store with associated parking and landscaping
Date Responded: 25/07/2022
Responding Officer: Martin Stephenson
Responding Ref: 0
Previous response by the LLFA

Pre-Application Advice dated 14/04/2020 for application 2019/20484 – this stated that a 3m easement would be required to the existing culvert crossing into the site. Also, the site is unlikely to be suitable for soakaways

Documents reviewed by the LLFA:

Haigh Huddleston Assoc:

- Document Ref: E20/7706, Surface Drainage Feasibility Calculations, dated May 2021
- Drawing Ref: E20/7706/01, Engineering Feasibility Plan, Rev C dated 10/06/2022

Octane Draincare Ltd:

- Document Ref: 15124, CCTV Survey, dated 02/06/2020

Drainage Summary:

A CCTV Survey of the drainage within the site has been undertaken, however this did not include a survey of the existing culvert crossing into the site. A full survey of the culvert will be required to confirm its route, ensure it is of adequate depth, is in a suitable condition and has the capacity for the proposed surface water discharge from the new development.

The drainage drawing (E20/7706/01) does not indicate that the required easement has been provided between the proposed building and the existing culvert.

The proposed surface water discharge rate of 3.5 l/s and the submitted calculations indicate no flooding for the critical 1 in 100 year (plus CC) storm event with the proposed 94m³ storage tank are acceptable to the LLFA.

Flood routing following an exceedance event or blockage should be indicated on plan and should show that no existing or proposed buildings within or outside the site will be at risk of flooding.

Details of the proposed method of connecting the surface water drainage outfall into the existing culvert should be submitted for approval.

Details of the proposed temporary drainage should be submitted indicating that run-off during the construction phase is controlled to prevent silts leaving the site during rainfall and the flow is limited to 2.5 l/s per ha for the 1 in 2 year storm (unless otherwise agreed with the LLFA).

Details of the proposed drainage maintenance following completion of the development should be submitted including a Maintenance Schedule and indicating which organisation will be responsible for maintenance of unadopted drainage.

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 are satisfactorily addressed in the detailed design.

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 indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 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.

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 per ha, 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.