



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Lead Local Flood Authority
------------------	-----------------------------------

Application No.	2022/92406
Proposed Development:	Erection of 10 affordable dwellings, with access from Chapelgate and associated works, including resident play zone
Location:	Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX
OS Map Reference	SE 415859.4861 407150.9163
Applicant/Agent:	D5 Planning
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **29-Aug-2022**.

If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92406>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **29-Aug-2022** then the application may be decided without the benefit of your views.

Dated: 08-Aug-2022

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Lead Local Flood Authority****2022/92406 Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX****Erection of 10 affordable dwellings, with access from Chapelgate and associated works,
including resident play zone****Date Responded: 25/08/2022****Responding Officer: Martin Stephenson****Responding Ref: 0****Documents reviewed by the LLFA:**

Dudley Consultants:

- Document Ref: 2205/CAL01 (A), Drainage Calculations, dated 08/04/2022
- Drawing Ref: 2205/100, Drainage Strategy, Rev P1 dated 07/04/2022 (appended to Drainage Calculations)
-

Drainage Summary:

The developer is proposing to discharge surface water drainage off-site by gravity at an attenuated rate of **3.0 l/s** via a flow control with a minimum outlet diameter of **100mm**. Attenuation storage is proposed to be provided to ensure no flooding for the critical 1 in 100 year rainfall event (plus 30% climate change).

The above proposals **are acceptable** to the LLFA; however it is noted that the surface water discharge is proposed to connect to a 300mm dia highway drain. This drain is not shown on the Kirklees Council's mapping data and therefore further investigation will be required (such as a CCTV survey) to prove condition and eventual discharge point to a watercourse and that there is sufficient capacity in the drain to accept the proposed 3.0 l/s flow. Permission to connect to the highway drain may be required from Kirklees Council Highways Department.

Note further that the MH upstream of the proposed attenuation tank should be of the catch pit type to reduce the risk of siltation within the tank.

The developer should also submit to the LPA a Maintenance Plan for the proposed surface water drainage system including a Schedule of Maintenance Activities and identifying which organisation will be responsible for maintenance of private drainage.

**Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA),
SUPPORT this application, subject to the above comments and the following suggested
drainage conditions.**

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 rate of **3.0 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.

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.