

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

2023/90024 George Hotel, St George's Square, Huddersfield, HD1 1JA

Partial demolition of a Listed Building to facilitate refurbishment and extension of the George Hotel to form a 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room) (within a Conservation Area)

Date Responded: 14/02/2023

Responding Officer: Martin Stephenson

Responding Ref: 0

Documents reviewed by the LLFA:

Bowman Riley:

- Drawing Ref: 8662-BOW-ZZ-ZZ-DR-A-P003, Site Layout Existing, Rev P02 dated 20/12/22
- Drawing Ref: 8662-BOW-ZZ-ZZ-DR-A-P210, Proposed Roof Plan, Rev P01 dated 20/12/22

Ramboll:

- Document Ref: GRG-RAM-XX-XX-RP-D-1001, Flood Risk Statement, Rev 1.0 dated 11/11/22
- Document Ref: 4217-RAM-ZZ-ZZ-RP-DR-0001, Drainage Note, Rev P01 dated 12/12/22

Drainage Summary:

It is noted that in the Drainage Notes that the development will retain and re-use existing surface water drainage, which is shown by the MetGeo drainage survey (Appendix C) to discharge to the Public Combined Sewer adjacent to the building. Some additional connections to the public sewer are proposed and these will be subject to Yorkshire Water approvals.

It is further noted that the developer is proposing to provide 30% betterment to part of the site (Blocks B & C) including the associated attenuation storage and a flow control device rated at 8.7 l/s (based on the critical 1 in 100 year plus 30% Climate Change). The LLFA confirms that this approach is acceptable, however the LLFA would not accept any pumping of surface water due to the risk of pump or local/area wide power failure.

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

Suggested Drainage Condition:

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 + 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 the scheme shall include a maintenance and management plan for surface water infrastructure. 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.