

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Lead Local Flood Authority
Application No.	2023/90531
Proposed Development:	Demolition of existing warehouse building and erection of mixed use retail warehouse (Use Class B8), showroom (Ea) and office (B2)
Location:	Highgate Beds Ltd, Bretton Street, Savile Town, Dewsbury, WF12 9DB
OS Map Reference	SE 424841.9214 420231.9439
Applicant/Agent:	PARKdesigned Architects
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 **02-May-2023**.

If you would like to contact the Case Officer: RichardA Gilbert for any reason then please do so on: Tel. 01484 221000 .

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=2023/90531>

*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 **02-May-2023** then the application may be decided without the benefit of your views.

Dated: 11-Apr-2023

Mathias Franklin
Head of Planning and Development

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

2023/90531 Highgate Beds Ltd, Bretton Street, Savile Town, Dewsbury, WF12 9DB

Demolition of existing warehouse building and erection of mixed use retail warehouse (Use Class B8), showroom (Ea) and office (B2)

Date Responded: 02/05/2023.

Responding Officer: Martin Stephenson

Responding Ref: 0

Documents reviewed by the LLFA:

Alan Wood & Partners:

- Drawing Ref: SUEN-AWP-ZZ-XX-DR-C-3000, Proposed Drainage Strategy, Rev P01 dated 02/12/2021.
- Document Ref: KH/DG/46468-Rp001, Drainage Impact Assessment, Rev A dated Dec 2021

Drainage Summary:

Kirklees flooding plans indicate depths of floodwater within the proposed development site of up to 300mm for a 1 in 100 rainfall event. The design of the surface water drainage should take this source of flooding into account.

The LLFA confirms the following are acceptable:

- The proposed allowable surface water discharge rate of **37.9 l/s** (as stated in Section 5.3.7 of the DIA) for the 1 in 100 year (plus CC) rainfall event.
- Discharge of attenuated surface water to the 375mm dia YW Surface Water sewer (as shown on the Proposed Drainage Strategy drawing).
- The MicroDrainage calculations (included in Appendix F of the DIA) indicating no flooding for the 1 in 100 year (plus CC) rainfall event.
- The proposed Maintenance Schedule (included in Section 5.12 of the DIA) for the drainage system.
- The overland exceedance flood routing plan (included in Appendix G of the DIA)

It is noted that the developer has not included any access or low flow channel details in the proposed GeoCell tank – this will make cleaning of the tank difficult. The LLFA advises that a low flow channel along the length of the tank between inlet and outlets on opposite ends of the tank would be preferable to reduce the accumulation of silts.

Kirklees Flood Management & Drainage as Lead Local Flood Authority does NOT OBJECT to this application but recommends the following 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 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 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.

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.

DR20 Interceptor

Development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.