Consultation Response from KC,
Lead Local Flood Authority

2023/90909 adj, 115, Westfield Lane, Wyke, BD12 9LY

Reserved matters application pursuant to outline permission 2020/90436 for demolition of 1 dwelling and erection of residential development and associated works with details for access

Date Responded: 10/05/2023.
Responding Officer: Martin Stephenson
Responding Ref: 0

Documents reviewed by the LLFA:

OEC Consulting:

- Drawing Ref: 124.08-08, External Works Layout, Rev / dated 06/04/23.

Holdgate Consulting:

- Document Ref: 19-740, Proposed Underground Drainage Statement, Rev B, dated July 2020.
- Drawing Ref: 19-740-SK-D02, Flood Routing Plan, Rev - dated 22/07/20.

Drainage Summary:

Contour information indicates that the site is located on a hillside sloping at approx. 1 in 9, therefore infiltration into the ground will not be allowed due to the risk of re-emergence of flows further down the hill.

As stated in the Drainage Statement, surface water drainage from the site is to connect to a watercourse to the west on the site. Kirklees mapping shows a watercourse originating at a trough within a field (ref: 9321) some 120m to the west of the site boundary and located within 3rd Party land. This would be the LLFA's preferred discharge location but would require agreement with the adjacent landowner. An alternative discharge location (less preferred) would be the Yorkshire Water 225mm dia Combined Sewer located adjacent to the western boundary of the site in 3rd Party land (subject to acceptance by Yorkshire Water and agreement with the 3rd party landowner).

The attenuated surface water discharge from the site shall be limited to the greenfield run-off rate (5 l/s per ha) subject to a minimum flow control device outlet diameter of 75mm. Adequate attenuation storage shall be provided to accommodate the 1 in 100 year (plus climate change allowance) rainfall event without causing flooding to existing or proposed buildings or any discharge off-site.

A Section 106 agreement will be required to ensure maintenance of the surface water drainage serving the development (including the attenuation tank, flow control device, gullies, etc.) until such time as the system is adopted by the sewerage undertaker(if offered for adoption).

It is noted that the Drainage Statement and Flood Routing Plan are based on a previous site plan that has now been revised (as shown on the External Works Plan), therefore these documents will need to be revised.

Kirklees Flood Management & Drainage as Lead Local Flood Authority (Statutory Consultee) can SUPPORT this application SUBJECT to appropriate recommended conditions set out 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 indirectly or directly to watercourse or sewer, 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.

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.