

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

2023/91212 Land off, Bankfield Drive, Holmebridge, Holmfirth, HD9 2PH

Erection of 16 dwellings with access from Laithe Avenue

Date Responded: 26/05/2023.

Responding Officer: Martin Stephenson

Responding Ref: 0

Documents reviewed by the LLFA:

Advant Engineers:

- Drawing Ref: 21043-101, S104 Drainage Layout Plan, Rev C dated 28/03/2023.

Drainage Summary:

The LLFA does not accept the proposed allowable surface water discharge rate of 8.8 l/s as shown on the Drainage Layout Plan.

The flow rate must be limited to the equivalent greenfield run-off rate of **5.0 l/s per ha** of impermeable drained area subject to a minimum flow control outlet of 75mm.

The developer proposes to attenuate surface water flows from individual houses each with a small tank with outlets restricted to very low flow rates. The LLFA has concerns that the outlet restrictions would be of very small diameters that would become easily blocked. The developer is reminded that Part H of the Building Regulations (Section 3.14) limits the diameter of surface water drainage pipes to a minimum of 75mm.

The developer will need to state how these tanks/outlet controls will be maintained in the long term.

Hydraulic calculations will be required to prove that the surface water attenuation tank volume will be sufficient to prevent run-off from leaving the site or increasing flood risk to existing/proposed properties for the 1 in 100 year (plus climate change allowance) rainfall event.

Advisory:

The LLFA's preference would be for a single surface water attenuation tank serving the whole of the site located at the lowest point on the surface water system prior to the discharge off-site into Dobb Top Road. This tank and its associated flow control device would then be maintained under a Maintenance Contract or adopted by the Sewerage Authority (subject to SA approval).

Kirklees Flood Management and Drainage as Lead Local Flood Authority, OBJECTS to this planning application and requires that a revised surface water drainage strategy is submitted taking into account the reduced allowable discharge rate as stated above and FURTHER INFORMATION is provided regarding the maintenance of the drainage system.