Consultation Response from KC,
Lead Local Flood Authority

2023/92297 Units 5 And 9, Brookside Works, Brick Street, Cleckheaton, BD19 5EH

Erection of two industrial units

Date Responded: 30/10/2023.
Responding Officer: Martin Stephenson
Responding Ref: 1

Documents reviewed by the LLFA:

JNP Group:

- Document Ref: B21147-JNP-XX-XX-RP-C-001, Flood Risk Assessment, Rev P01 dated 25/02/2022.

nj-Architects:

- Drawing Ref: 20.161-103, Proposed Site Plan, Rev -, dated 18/05/2023.

Drainage Summary:

The FRA differs from the nj-Architects Proposed Site Plan (ref: 20.161-103) in that storage units and several further buildings are shown to the south of the proposed building on the drawing in Appendix C (i.e. NJ-A drawing ref: BRKWC-NJA-XX-XX-DR-A-OP-003, Rev P4).

The FRA should reflect the actual proposed development (i.e. 2 industrial units only) and will therefore need to be re-issued.

Surface water flows from the proposed 2 unit development and associated parking/hardstanding should be attenuated to the equivalent **greenfield run-off rate** (unless it can be shown that the existing area to be developed is positively drained, in which case **30% betterment** of the existing surface water flows would be acceptable). Surface water attenuation storage should be provided to ensure flows up to the critical 1 in 100 year (plus climate change) rainfall event are retained within the site boundary and without flooding to existing or proposed buildings.

The diameter of the flow control device should **not be less than 75mm** to prevent the risk of blockage.

Hydraulic calculations should be provided to indicate that the proposed attenuation storage is sufficient.

The outfall from the surface water flow control device should discharge to Bacup Beck and no development should be within 3.0m either side of the existing culvert.

A drawing showing the proposed drainage scheme should be submitted showing details of the attenuation tank with an upstream silt trap MH, flow control chamber and outfall details to the beck.

Details regarding the maintenance of the drainage system should also be submitted including a Maintenance Schedule for the road/hardstanding gullies, tank, flow control chamber, etc.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the suggested recommended conditions set out below provided the above comments are satisfactorily addressed in the detailed design.

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 + 30% climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and 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.