

Elliot Denby
BTP Architects
Elizabeth House
486 Didsbury Road
SK4 3BS

30th Jan 2024

Dear Elliot,

RE: Dowker Street – Planning responses

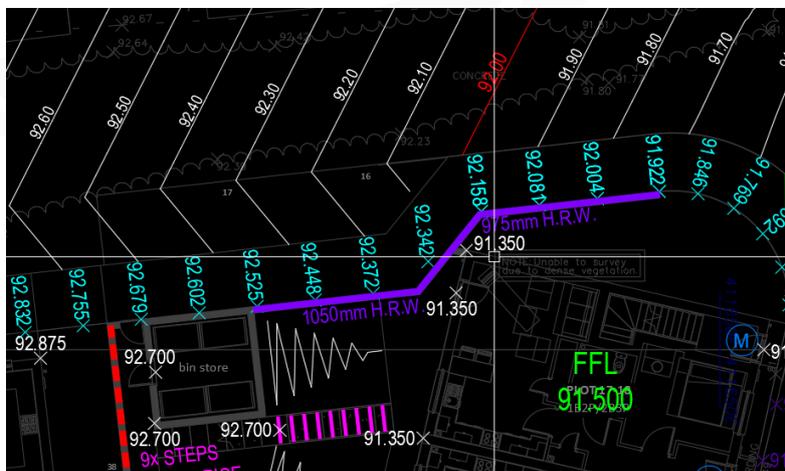
We acknowledge receipt of the planning comments related to the proposals and would look to respond as below:

Highways:

All pipes within the system have been reduced to 900mm to comply with Kirklees requirements. Oversized manholes are below 3m and will be dealt with via the simplified technical approval process as outlined in Kirklees Highway design guide.

The offline storage tank will be located outside the zone of influence of the highway so will not be subjected to highway loading,

There is a small retaining wall to the back of the adopted footpath which is required to deal with the level changes required to enable level access to the plot near the entrance of Dowker Street. This wall is below 1.35m and as such we would not expect a AIP as outlined in the Kirklees Highway design guide.



consulting
engineers

Yorkshire Water:

The current YW comments contradict the pre planning advice we were given in that the SW can drain to the same discharge point as it currently does = i.e the MH on Dowker Street:



Surface Water

If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

In light of this we have limited the flows to 3.5 L/sec in line with LLFA / YW requirements and will look to discharge to the existing combined sewer in Dowker Street. Due to the invert level of the existing culvert that crosses the west of the site its not viable to drain into this via gravity.

We acknowledge the position of the existing 300 dia sewer on site will be grubbed up via a section 116 application.

EA:

The EA comments outline 2 main objections:

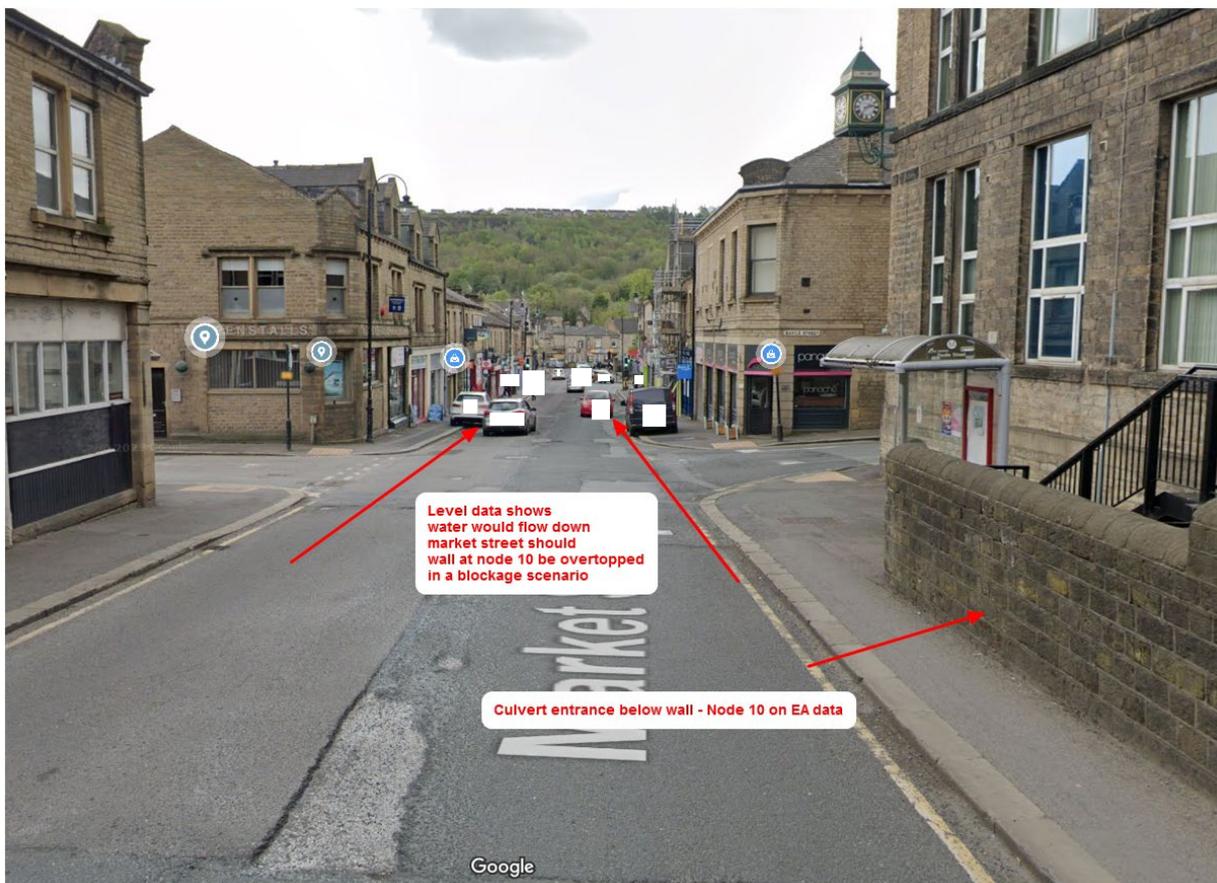
Objection 1 relates to the positioning of units within the culvert.

Layer Surveys have been out to site to inspect and trace but were limited for full access due to high flows in the culvert.

The drawing provided by them in Dec 23 shows their view on the route of the culvert based on MH lifts on site and chasing outfalls - particularly on the south side. Without man entry it is difficult to provide a condition survey and fully fixed line. The survey company are providing a new timeframe for a man entry survey that will be dependent on slower flows within the culvert.

We are not looking to build over the new culvert - just the access road - the culvert in this area will be suitably protected with a concrete cover slab to ensure the structural integrity. (note there were previously access roads and buildings built over the culvert in this position so any development works in this location would be less surcharge than the previous condition.

Objection 2 relates to flooding in the event of a blockage - this is covered In section 5.1 of the FRA showing that likely blockages would occur at node 10 and topography would drive the water down Market Street



LLFA:

We have revised the system to a reduced flow rate of 3.5L/sec in line with YW and LLFA requirements.

Due to topography and the need for level access plot of Dowker street, draining the surface water into the culvert is not possible via gravity. As such we have followed the advice given by YW for a reduced rate of 3.5L/sec discharging into the combined sewer,

With regards to the culvert position, we would reiterate our comments above to the EA regarding man entry surveys.

With regards to the offline attenuation tank, these will be privately maintained by a management company. These will be offline and not form part of the system until events over the 30 year storm are activated, enabling adoption of the main pipe runs by YW. The installed tanks will be a suitable product with recognised BBA certs and ideally be to an adoptable specification to ensure robustness.

In summary we feel the above commentary should help with satisfying the consultees comments but acknowledge the outstanding condition survey for the culvert which will be carried out when suitable man entry can be achieved. We would therefore look for this to be conditioned with suitable wording.

Yours faithfully

Kenny O'Brien

- Director