

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

2023/92712 Land adjacent, 36 Oxford Road, Dewsbury, WF13 4LL

Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

Date Responded: 03/11/2023.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

CCS Consulting:

- Document Ref: LE-161: Surface Water Management Plan, Rev B dated October 2023
- Drwg Ref: LE-161-CCS-01-00-DR-S-0200: Outline Drainage Layout Rev P02 dated 10/10/23.

Drainage Summary:

The LLFA accepts that infiltration into the ground is not feasible and confirms that the proposed discharge of surface water drainage into the Yorkshire Water 500mm dia SW sewer in Oxford Road is acceptable.

It is noted that the proposed hydrobrake has an outlet diameter less than 75mm and is therefore at an increased risk of blockage. Note that Building Regulations Part H states that no surface water pipes are to be less than 75mm diameter. Note further that Kirklees Council's acceptable present day greenfield run-off can be based on 5.0 l/s per ha – the greenfield rate should not be increased by the growth factors stated in Table in Section 7.1 of the SWM Plan. The LLFA accepts that the allowable discharge rate would need to be increased above the greenfield run-off rate such that the hydrobrake diameter is 75mm.

The LLFA does not understand why an orifice plate is provide – this would only discharge when the 1.2m deep tank is full and is a risk of blockage due to its small diameter. It would be preferable for the hydrobrake to be designed to discharge at the allowable rate against a design head equal to the tank full case for the 1 in 100 year (plus climate change) rainfall event. There is no need to have different discharge rates for the 2 year and 30 year rainfall events, the LLFA only require the critical 1 in 100 year event (plus climate change) to be contained within the site (but without flooding new or existing properties). Hydraulic calculations (updated as noted above) are expected to be submitted at the next design stage to indicate this is the case.

The LLFA accepts the flood exceedance routing (i.e. draining onto Oxford Road) indicated on the Outline Drainage Layout drawing and the Maintenance Schedule provided in Section 9 of the SWM Plan. However, it would be preferable for all MHs on the inlets to the tank to be of the silt trap type, not just the ones serving the parking areas as silts can be washed off of roof areas and the attenuation tank should be provided with a low flow channel such that unattenuated flow rates pass through without entering the geocell units.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the 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, 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.

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 /1 in 5-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.

DR08 Pollution Prevention – Fats, Oils and Grease

If centralised kitchen facilities are to be provided, development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

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.