

Consultation Response from KC,  
Lead Local Flood Authority

2023/93097 Land adjacent to, 196 Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH

Erection of 5 dwellings (class C3) and ancillary office accommodation, formation of associated access, car parking and landscaping

Date Responded: 27/11/2023.

Responding Officer: Martin Stephenson

Responding Ref: 1

**Documents reviewed by the LLFA:**

Brightman Clarke Architects:

- Drawing Ref: 23-023, Proposed Site Plan, Rev P01 dated 02/10/2023.

**Drainage Summary:**

NOTE: a culverted watercourse crosses the south-eastern corner of the proposed development in a north west to south east direction passing from the Park View/Wakefield Road junction and into Earlsheaton Park, the exact location, size, condition, and depth of this culvert should be determined on site and a 3.0m easement will be required on each side. Protection of the culvert must be provided during construction activities and occupation of the development.

The surface water discharge from buildings and hardstanding areas must be limited to 3.5 l/s (subject to a minimum flow control device diameter of 75mm) and sufficient attenuation storage provided to contain the 1 in 100 year (plus a climate change allowance) rainfall event without causing flooding to existing or proposed buildings. The discharge from the flow control device should be connected to the culvert and the details of connection submitted to the LLFA for acceptance.

**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.**

**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 + 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.