Consultation Response from KC, Lead Local Flood Authority
2023/93236 Pentlands, New Mill Road, Holmfirth, HD9 7LN
Discharge conditions 4 (Internal Estate Road Details), 5 (Parking Bay Surfacing & Drainage), 9 (Temporary Waste Measures), 11 (Surface Water Drainage Details), 12 (Overflow Event Scenario), 13 (Separate Forms of Drainage Details), 15 (Temporary Drainage Measures), 22 (Ecological Enhancement Plan) on previous permission 2020/91896 for demolition of existing dwelling and erection of 15 dwellings with associated access and external works
Date Responded: 28th November 2023 Responding Officer: Paul Farndale Responding Ref:

Condition 11 – Drainage Details

Off site works need to be shown with gradient to, and levels of the receiving manhole. Clarification is required as to whether this connection has already been made.

Flow control numbers are different on more than one drawing in comparison with the flow simulation data. Please rectify and resubmit.

Full details of the tank design including invert and cover levels, access, and egress etc., are required. We require a maintenance plan as a handover of this asset which has been verified by the principal designer under CDM regulations 2015.

No connection to watercourse on the Midlothian site can be allowed until such a time that the adjacent building site has completed its connection to the open watercourse to the northwest of site.

Unfortunately, this condition can NOT be discharged at this moment in time.

Condition 12 – Flood Routing

We can see that the central spine road acts as a major flood route with only small bits of hardstanding and private drive falling away from this. This is deemed reasonably practicable.

We can recommend that this condition is discharged.

Condition 15 – Temporary Drainage

A narrative is required to go with the plan in the form of a risk assessment and method statement which in turn consists of a schedule and itinerary of tasks, including access into the tank. This should also include a second phase with methods to avoid pollution once the tank is connected up. It should also utilise road sweeping, wheel washing and gulley and manhole protection where appropriate.

Any such treatment of surface water requires a licence from the EA. We are not clear whether the existing manhole is connected to the watercourse running through the Midlothian site. However, we cannot sanction any connection here until the watercourse diversion is completed. Sampling measures will be required to ensure discharge targets are met for clean disposals.

Unfortunately, this condition can NOT be discharged at this moment in time.