

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

2023/93464 Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Discharge of conditions 4 (Phase II report), 5 (Remediation Strategy), 8 (Construction Environmental Management Plan), 9 (CEMP: Biodiversity), 10 (road condition survey), 11 (estate roads), 12 (Lingards Road footway), 13 (highway retaining walls), 14 (highway embankments), 15 (Stability Remediation Strategy), 16 (drainage infrastructure in highway), 17 (drainage scheme), 18 (flood routing), 19 (temporary drainage), 20 (Arboricultural Method Statement), 21 (bridge details), 22 (green retaining wall), 23 (Ecological Design Strategy), 24 (ecological measures), 25 (materials), 26 (footpath connections), 27 (landscaping), 28 (lighting), 29 (temporary waste arrangements), 30 (pedestrian improvements), 31 (pedestrian improvements) and 33 (cycle parking) of previous permission 2020/93954 for erection of 42 dwellings and associated works

Date Responded: 24th July 2024

Responding Officer: Paul Farndale

Responding Ref:

Condition 17 – Drainage Details and Post completion maintenance plan

Following our previous comments, shown below, our consultation response for recently submitted material can be seen in red.

Details showing access to the main tank are required and then a corresponding itinerary and schedule of maintenance should be reflected in the management plan. This should include a methodology describing access to the tank and into the tank, bespoke for this site. **PROPOSED SWS OPERATIONS & MAINTENANCE ITINERARY** dated 3rd July has been submitted and accepted.

No calculations are provided for the storage of the separate attenuation system for the eastern part of the site. **Calculations have been provided but show a flow control device of 74mm. This is below the minimum requirement of 75mm with a preference for 100mm.**

Maintenance plans should make it clear that a management company and not the developer, be responsible for an agreed maintenance and management plan for surface water systems serving roads and properties, until such a time that the infrastructure is adopted by Yorkshire Water or a equivalent NAV. **A management company is now mentioned.**

Maintenance plans should make it clear that a management company will be responsible for the maintenance and management plan of shared land drainage and water courses for the lifetime of the site. **This has been provided.**

A meeting may be necessary to form a separate coloured plan excluding off site watercourses that would come under separate riparian ownership. This document should be attached to the relevant section 106 agreement (Town and Country Planning Act 1990) for clarity. **A plan has been submitted but requires amendments.**

A survey of existing road gullies and their connections is required so we are sure that they are not terminated by the abandonment of the existing off site culvert. **This exercise has been completed. The final section of highway drain is to be lined as a precaution and expand predicted lifespan.**

A site visit will be required to look at the existing manhole showing the connection of the diverted watercourse as a final agreement by the LLFA before this can be signed up. A drawing of this manhole will be required. This is to finalise the detailed design as described in consultation for application 2020/93954. **The connection point has now changed. A manhole design has been submitted, Drawing Ref E19/7576/012/04A, 'Manhole Details SWS Culvert Outfall'.**

A construction phase management plan (method statement) for run off and pollution should be submitted separately to the management plan for the surface water, watercourse and land drainage systems going forward. **This has been submitted and is accepted.**

In addition to the above, SB Homes have subsequently met with the LLFA and a detailed drawing showing the concrete overflow structure alongside the main open watercourse flowing across the site is still required.

Significant progress has been made. However, we do NOT recommend that this condition is discharged at this moment in time.

Condition 19 – Construction Phase Drainage Plan

The submission of 'Temporary Drainage Plan' Drawing Ref SK503A accompanied by Construction Phase Management Plan and Risk Assessment (Dated June 2024) have now been submitted.

We recommend that this condition can be discharged.