

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

2023/93495 Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT

Erection of hotel (within a Conservation Area)

Date Responded: 19/07/2024.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Code L6 Architecture Ltd:

- Drawing Ref: 21-055-51, Proposed Plan, Rev B dated 05/06/2024.
- Document Ref: Drainage Assessment (undated)

Drainage Summary:

The Drainage Assessment states that surface water from roof areas need to be drained but does not say how this will be achieved. The Drainage Assessment also states that hard areas within the site will be permeable and surface water will drain into the underlying soils.

However Kirklees Council records show that the underlying soils are unsuitable for infiltration as there is a very significant potential for one or more geohazards associated with infiltration. Also, the presence of buildings in the area constructed early in the last century likely indicates that they will have cellars and there is a risk that increasing soakage into the ground will cause flooding to these below ground structures. Therefore the LLFA does not consider infiltration into the ground as a viable method of disposing surface water.

The LLFA expects that the surface water run-off from roof and hard standing areas to be positively drained to an attenuation tank with the outlet from the tank limited to the equivalent greenfield run-off rate (subject to a minimum outlet diameter of the flow control device of 75mm). The attenuation volume must be sized to contain a 1 in 100 year rainfall event (plus an allowance for climate change) without flooding off-site. The attenuated surface water flow should be discharged to the Yorkshire Water surface water sewer in School Street if practicable (subject to YW approval).

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended conditions set out below.

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 allowance) 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 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

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.