



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

FRA Rev 2, SUDS Maintenance Schedule and other drainage information received

Observations By:	KC, Lead Local Flood Authority
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Application No.	2023/93704
Proposed Development:	Erection of 12 dwellings and associated works
Location:	land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB
OS Map Reference	SE 422319.5539 416203.7912
Applicant/Agent:	Broadgrove Planning & Development Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **15-Oct-2024**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93704>*

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **15-Oct-2024** then the application may be decided without the benefit of your views.

Dated: 01-Oct-2024

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Lead Local Flood Authority
2023/93704 land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB
Erection of 12 dwellings and associated works
Date Responded: 22nd October 2024 Responding Officer: Paul Farndale Responding Ref:

Kirklees Flood Management & Drainage continues to OBJECT to this application.

An updated flood risk assessment states that a soakaway shown on drainage maps serving the fronts of properties of Urban Terrace clash with the layout design of the proposed estate, is not present and surface water is connected to a combined public sewer. No CCTV evidence has been provided. We suggest the best way to proceed is to contact Yorkshire Water with the evidence to have their ALL SNRS map changed.

We advise against the use of crate storage on residential sites. The LPA has an obligation to ensure the maintenance and management of such installations for the lifetime of the site. Manufacturers do not provide a longevity guarantee and complete CCTV inspections for siltation and deformation are not possible. Alternative systems can provide better solutions. The drainage plans supplied suggests the intention is for this system to remain private.

Additional drainage is shown on plans with an intention to adopt. Part of this system takes highway drainage only and part takes highway and housing surface water. There is no obligation for the Council to allow private surface water drainage into a highway drain. This system will preclude road and sewer adoption.

In addition, there are several lengths of private sewer crossing the estate road.

Although the LLFA doesn't normally assess gully spacing as this is a highways matter, it appears that not all the roads shown on the layout plan are drained.

Kirklees Council would not accept alteration of highway drainage in the adopted highway (Denby Lane) to be disconnected from its current outfall and be connected to a private system. An understanding of current outfalls for adopted highway drainage is required.

Permeable paving is mentioned. Evidence that soakaways work on this site is required. If they do, we expect all the site to drain to soakaways. If not, areas such as this must be assumed to fail and be treated as impermeable in calculations, and the attenuation sized accordingly. British Geological Survey suggests soakaways will not be suitable on this site.

A full disclosure of the drainage design model should be submitted alongside a permeable area plan. Road gullies in Denby Lane are shown connected to the off-site surface water pipe serving the estate and after the designed flow control. An analysis of where this road is drained to now is vital to understand the changes proposed.