

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: 12th January 2025
Responding Officer: Paul Farndale

Consultation Synopsis

Further to our comments of 15th November and 30th December 2024, Kirklees Flood Management & Drainage acting as Lead Local Flood Authority can SUPPORT this application subject to appropriate conditions.

- Evidence of a survey showing the existing terrace properties at Urban Terrace do not connect to a soakaway within the site has been provided.
- Hydraulic Calculations have been provided for updated drainage design.
- We have been informed that the local planning authority will accept crate storage on residential sites in principle, in their role of ensuring adequate maintenance and management sustainable drainage.
- Alterations are required to the maintenance and management plan that will show a replacement every 25 years unless an independent testing certificate determines a longer lifespan is expected. This can be provided via condition.
- Full details of the selected attenuation product can be submitted via condition.
- Construction management plans specific to mitigating flood risk and pollution/sedimentation of local drainage networks can be provided by condition.

Suggested Conditions

DR04/5 Attenuation Details (Adapted)

Development shall not commence until a scheme showing a detailed plan and cross section of the selected attenuation tank alongside a detailed maintenance and management regime for the storage facility including the flow control device. The regime shall include and itinerary and schedule of tasks forming a method statement that in turn has been risk assessed by the Principal Designer under CDM Regulations 2015. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR10 Construction Phase Flood Risk and Pollution Prevention Plan (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation 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 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.

Section 106

In order to fulfil the Local Planning Authority's obligation to ensure adequate maintenance and management of sustainable surface water drainage, a section 106 agreement should include the setting up of a management company to carry out maintenance and management of SUDS features up until such a time as they are adopted by Yorkshire Water or a NAV equivalent.