Kirklees COUNCIL

Consultation Response from KC, **Lead Local Flood Authority**
2024/91007 adj, 208, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ
Discharge of conditions 6 (Phase II report), 7 (Remediation Strategy), 10 (affordable housing), 11 (public open space), 12 (education), 13 (sustainable transport), 14 (temporary drainage), 16 (drainage scheme), 17 (attenuation and discharge rate), 18 (access point), 19 (estate roads), 21 (footway details), 23 (construction management plan), 24 (noise report), 25 (ecological design strategy) and 26 (electric vehicle charging) of previous permission 2018/90151 for outline application for erection of residential development
Date Responded: 21st May 2024 **Responding Officer: Paul Farndale** **Responding Ref:**

Condition 14 – Temporary Drainage (Construction Phase)

A construction phase surface water management plan has been submitted. A demonstration that a 1 in 1 year 6-hour event should be stored on site in the bunded areas indicated.

Once drainage systems have been installed, this constitutes another phase of the construction plan. The risk here is largely of sediment entering local drainage networks via the connections made. A plan involving road sweeping and protecting gullies and manholes from sediment ingress is required. We strongly suggest that alongside any drawings, a narrative is provided that describes the risk assessment and method statement that has been carried out and produce a schedule and itinerary of task and inspections. We also recommend a fall-back situation where construction phase drainage is overwhelmed or requires sediment removal.

We do NOT recommend that this condition is discharged at this moment in time.

Condition 16 – Drainage Details

Full drawing details of the two phases and their discharge restrictions have been supplied. However, there is confusion over the definitive drainage scheme. Different drainage layouts are provided on different plans. One with just twin 900mm pipes under the road. One with additional attenuation along driveways of plots. Please note our original objection to planning application 2018/90151 mentioned attenuation in private curtilage. All drawings should be updated to reflect a definitive plan.

An impermeable area plan has been submitted. We expect this to show different colours relating to the sewer legs they are connected to, and each area measured and produced in a table. This should correspond with values produced in the drainage simulation provided.

In addition, an impermeable area plan should clearly show the contributions from sections of Yew Tree Road affecting the site's attenuation system.

Orifice sizes of the flow controls are less that the absolute minimum allowed, 75mm. This represents a blockage risk and cannot be accepted. Attempts to get opening sizes closer to 100mm should be carried out (see condition 17)

Flood routing through the site including from the entrance at Yew Tree Road has only partially been addressed. As a minimum requirement we expect contours to be provided along the roads and pavements and noted accordingly. High spots and low spots should be clearly indicated on this engineering layout. In addition, spot levels for driveways and gradients in relation to the road should be depicted as well as finished floor levels for houses and garages.

No details of the off-site drainage to the outfall to gain ordinary watercourse consent from the LLFA has been submitted.

Twin 900mm pipework may be allowed should the applicant wish the road to be adopted. For precise requirements to be submitted to our Highways Structures department, such as minimum distance between the pipes and the size of the manholes and distance from the pavement, please contact Farhad Khatibi on 01484 221000.

We do NOT recommend that this condition is discharged at this moment in time.

Condition 17 – Attenuation and Discharge Rates

This condition allows for a 3l/s discharge rate. However this appears to have resulted in small orifice sizes which are unacceptable. For a related planning application 2023/90190 we previously stated a 5l/s connection would be accepted. **A variation of condition application may therefore be appropriate in this case.**

A maintenance and management plan has been supplied for the submitted design. However, please see previous comments for the related planning application2023/90190.

A maintenance and management plan, overseen by the Principal Engineer under CDM REGS 2015, for the designed attenuation tank and flow controls is required to discharge this condition. This should also be in the form of a risk assessment followed by a method statement consisting of an itinerary and schedule of task.

These should cover how to access the tank with appropriate vehicles and plant, how to safely gain access to the tank if required and how to maintain cleanliness and desilt the attenuation, periodically check for structural problems and maintain the moving parts of flow control devices and emergency draindown. For tasks that require removal of flow control devices, the neoprene seal should be replaced every time.

We do NOT recommend that this condition is discharged at this moment in time.