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: 2nd February 2025 **Responding Officer: Paul Farndale** **Responding Ref:**

Condition 14 – Temporary Drainage

Construction Phrase Temporary Drainage Plan by Advant Engineers dated 21st January 2025 addresses previous concerns stated in our consultation response dated 9th December 2024.

We recommend that this condition can be discharged.

Conditions 16 & 17 – Drainage Details and Attenuation

There are several alterations to drawings to attempt to address LLFA concerns highlighted in our consultation response dated 9th December 2024.

We are aware that Yorkshire Water has now approved a connection to the public combined sewer. The LLFA therefore supports this principle.

The tank appears to only have 400mm of cover and is shown with concrete protection. Whilst located in a private driveway, this must be out of the road construction and assessed by a competent person (structural engineer) with regard to loading onto a detailed design of the tank. This has not been addressed from our previous comments. We note from hydraulic simulation models that the tank is far from full in the 1 in 100 plus climate change model.

We note that the maximum discharge shown in the simulation is now 3.5l/s, a reduction from previous submissions. The ACO drainage shown to the east of S12 (Flow Control Manhole) shows some with positive connections into a system that will be controlled yet two more drains showing no connection. This needs to be rectified.

A water level of 175.682m AOD is indicated for the 1 in 100 + climate change event. Finished floor levels of plots 6,7, and 8 are now show raised to 175.875m AOD. Cover levels of all surface water drainage serving these plots are now shown as 175.730m AOD. However ACO drainage in the driveway adjacent to plots 6,7, and 8 do not have levels assigned to them. The closed manhole cover levels in this location still read 174.600m AOD. The conclusion is that if the ACO drains were included in the simulation, severe flooding would be shown. This is unacceptable.

The flood routing drawings also shows levels in these areas to be lower than the hydraulic flood level. This drawing needs to show contours for driveways to the plots themselves. We believe the drop off in cover levels from private surface water drainage of plots 6,7 and 8, to other parts of the driveway a short distance away would not be constructed as such in practice (steps required but not shown). The planning officer is advised to demand a cross section to indicate what this will look like in practice.

Permission from Yorkshire Water may be needed to connect ACO drainage downstream of the flow control. This would result in a greater than 3.5l/s discharge to public sewer. The private driveway may need to be raised but still lower than levels around plots 6,7 and 8. This would create a meaningful and justifiable flood route off site whilst protecting properties.

The LLFA therefore OBJECTS to the discharge of condition application.

A comparison of impermeable area drawings and private drainage drawings previously showed inconsistences in where specific drainage is connected to. This has not been checked this time, and will be done when the issue with levels, flooding and flood routing is overcome.

No additional information has been supplied showing full tank design and a bespoke site maintenance plan for the period prior to adoption, including previous advice for flow control devices. This is also outstanding from our comments on 9th December 2024

We do NOT recommend that either of these conditions are discharged at this moment in time.