Consultation Response from KC, Lead Local Flood Authority
2024/91336 Site of Former Perseverance House, St Andrew's Road, Huddersfield, HD1 6RZ
Erection of two storey office/workshop with detached store and associated works
Date Responded: 02/07/2024. Responding Officer: Martin Stephenson Responding Ref: 1

Documents reviewed by the LLFA:

Northern Design Partnership:

- Drawing Ref: 2322-01, Site Plan, Rev – dated 02/24.

Argyll Environmental:

- Document Ref: 317217215, Contaminated Land/Flood Risk Summary, dated 21/09/2023.

Drainage Summary:

The proposed development is within FZ 2 with some areas in FZ 3, however the proposed buildings are located in FZ2 only although it appears the vehicular entrance into the site is in FZ 3.

A Drainage Strategy report will be required to be submitted to the LPA indicating a 30% betterment on current surface water run-off with attenuation storage to prevent off-site flooding for the critical 1 in 100 year rainfall event (plus an allowance for climate change). Discharge of attenuated surface water run-off from the site should outfall into the Yorkshire Water combined sewer in St Andrews Road (subject to YW approval).

In addition, an Evacuation Plan should be prepared indicating emergency procedures to allow safe passage of the building occupants to a place of safety.

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

Suggested Drainage Conditions:

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 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.

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 2-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.

DR20 Interceptor
Development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.