

**Consultation Response from KC,
Lead Local Flood Authority**

2024/92281 Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS

Erection of 23 dwellings

Date Responded: 24th September 2024

Responding Officer: Paul Farndale

Responding Ref:

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority requires FURTHER INFORMATION for this application.

This application comprises an area that was previously subject to two separate applications. The surface water outfall for the northern section was to a Kirklees highways drain and incorporated some existing highway (serving Whitehall Road West) to control flows so that no addition to peak flow rates would occur to this sensitive system.

The existing drain in question ultimately connects into motorway drainage for the M62. We advise that Highways England are consulted.

The southern section was shown to connect to drainage provided as part of the adjacent Barratts David Wilson Homes Development without increasing flood risk in the locality.

For this application, the amalgamated area is connected to highway drainage in Whitehall Road West. A written justification is required to show that peak flows, that also includes part of the existing highway, clearly demonstrate no increase.

A simulation of rainfall events, 1 in 1, 1 in 30 and 1 in 100 + 45% climate change should be provided and demonstrate no flooding on site and self-cleansing flows.

We are concerned over potential inadequate gradients of pipework and lack of cover over the attenuation tank. As a guideline, 1.2m of cover in trafficked areas and 0.9m of cover in landscaped areas is desirable.

The LLFA is not a consultee for foul drainage. However, we advise the planning officer to get written assurance that the foul design conforms to industry standards. This should include an assessment of the receiving pipe work (existing combined sewer serving adjacent houses) and whether it has the capacity to take pumped flows in addition to foul from existing properties and surface water in a critical 1 in 30-year storm.

The pump station should be 15metres away from properties to combat odour problems.

Flood routing should be demonstrated and shown to not enter property curtilage.

A construction phase drainage plan (temporary drainage) can be conditioned.

A 106 agreement will be required to set up a management company to ensure the maintenance and management of the surface water system for the lifetime of the site or up to a date whereby the Statutory Undertaker (Yorkshire Water) or an equivalent NAV formally adopts the infrastructure.

