

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

2024/92576 site of, Former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield, HD3 4BU

Discharge of details reserved by conditions 3 (CMP), 21 (retaining walls), 23 (surface water) and 28 (non-native species) of previous permission 2021/94029 for demolition of existing structures and erection of foodstore (class E) with associated access, parking, servicing areas and landscaping

Date Responded: 1st December 2024

Responding Officer: Paul Farndale

Responding Ref:

Condition 23 – Attenuation

Further to our comments of October 25th. Drainage drawings and a maintenance plan (both dated November 20204) have been submitted. We believe these have been files mistakenly under 'superseded documents'.

Drainage drawings are still shown as indicative, and the crate storage names a particular product or similar. A final decision needs to be made on the drainage design including selected attenuation tank for comment.

If Polystorm 'R' is selected, we would require a brief assessment as to the recommended depth to invert and depth to cover and how this complies with BBA and manufacturers recommendations. In addition, it is expected that Heavy Goods Vehicles will unload at the site and again, a brief assessment on compliance should be submitted by a suitably experience practitioner.

Many of the recommendation in the maintenance and management plan do not seem to be relevant to this design. This is either a description of tasks not relevant to any of the drainage design or potentially relevant to some crate storage designs but not the configuration on this site.

The drainage drawings show two potential tank locations and one flow control. It is not clear how the southern detention tank is connected to the surface water system either online or offline. The drawing should clearly show maintenance invert levels of the tanks, soffit levels of the storage element and cover levels of any maintenance/observation access shafts. It should also clearly label on the drawing a catchpit manhole and design.

Up to date hydraulic design and simulation models must match the layouts submitted and clearly show where tanks are involved (preferably online for serviceability).

Outside of this condition an oil petrol interceptor should be considered for car parks and unloading bays greater than 800 sq m or 50 parking spaces.