

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: 5th January 2025 Responding Officer: Paul Farndale

Condition 23 Drainage

Further to our comments of December 1st 2024

An assessment of the max weight of vehicles to be visiting the site (HGV's, e.g. delivery trucks) in relation to minimum depths required from polystorm R is still required. One of the tanks has less than 500mm in cover and would appear to be non-compliant.

Some superseded drawings are still being shown as live.

One of the tanks has only one catchpit to work from. Central or intermediate access (shown on typical drainage details) appear to be omitted from the final design. This compromises the language of the maintenance plan.

Many of the maintenance concepts are not relevant to the design selected (suggests green suds). How silt is to be removed from the crate storage, bespoke to this site, is unclear.

The oil and petrol interceptor takes in roof drainage prior to the flow control. This is not recommended due to the size required. However, as the interceptor is connection to a combined system a simple sizing exercise for the product selected is required based on the flow rates at this point. The manufacturers brochure would be useful for completeness.

The hydraulic design requires altering and simulation rerunning. All invert levels should be checked and cross referenced and associated pipe sizes and cover levels. It appears that both tanks I.L is different on the new drainage plans submitted compared to the hydraulic design, one by over 400mm. Full calculations should be checked and resubmitted.