

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2024/44/93036/E
Site Address:	Greenside Mills, Saville Road, Skelmanthorpe, Huddersfield, HD8 9EE
Description:	Discharge of details reserved by condition 17 (drainage) of previous outline permission 2018/91787 for demolition of existing buildings and structures and erection of residential development
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nicholas Hirst

AUTHORISED OFFICER

Date: 25-Apr-2025

Application: 2024/44/93036/E

Site: Greenside Mills, Saville Road, Skelmanthorpe, Huddersfield, HD8 9EE

Proposal: Discharge of details reserved by condition 17 (drainage) of previous outline permission 2018/91787 for demolition of existing buildings and structures and erection of residential development

Condition 17 (drainage)

17. Development(above ground level) shall not commence until a scheme detailing foul, surface water and land drainage(including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/ diverted / abandoned, and percolation tests where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings hereby approved shall be occupied until such approved drainage scheme has been provided to serve the development, or each agreed phasing of the development to which the dwellings relate, and it thereafter retained

Reason: *In the interest of satisfactory and sustainable drainage, and to accords with the guidance contained in Part 14 of the National Planning Policy Framework “Meeting the challenge of climate change, flooding and coastal change”.)*

Documents Submitted

- Drainage Calculations ref CAL01 (D) dated 05.03.2025
- General Arrangement 1 of 3 StormTank MPS 11.8 x 10.225 x 2m. Drawing Ref SKE-FPM-ZZ-XX-DR-X-0001. Rev PO1
- General Arrangement 2 of 3 StormTank MPS 11.8 x 10.225 x 2m. Drawing Ref SKE-FPM-ZZ-XX-DR-X-0002. Rev PO1
- General Arrangement 3 of 3 StormTank MPS 11.8 x 10.225 x 2m. Drawing Ref SKE-FPM-ZZ-XX-DR-X-0003. Rev PO1
- Water Storage Tank details 05/05/2023
- Wetland Area Layout, drawing ref 160, Rev B
- Existing Catchment VS Proposed (Marsden Street), drawing ref181, Rev P1
- Wetland Area Sections, drawing ref 181, Rev B
- Drainage Construction Details Sheet 3, drawing ref 127, Rev A
- Flow Control Construction Details SW 11 (FC), Drawing Ref 130, Rev A
- S104 – Sewer Outfall Headwall Detail, drawing ref 133, Rev P1
- Proposed Gully Catchment Area Plan, drawing ref 141, Rev A
- Flood Exceedance Layout, drawing ref 150, Rev P4
- Adoptable SW & FW Manhole Schedules, drawing Ref 120, Rev A
- Adoptable SW & FW Lateral Manhole Schedules, drawing Ref 121, Rev A
- S104 Drainage Longsections, drawing ref 122, Rev A
- Drainage Construction Details sheet 4, draweing Ref 128, Rev A
- Drainage Construction Details Sheet 1, Drawing Ref 125, Rev A

- Drainage Construction Details Sheet 2, Drawing Ref 126, Rev A
- Section 104 Layout, drawing Ref 104, Rev A
- Proposed Impermeable Area Plan, drawing ref 102, Rev P4
- Private Drainage Layout, drawing Ref 110, Rev C

Consultation Responses

Yorkshire Water – Yorkshire Water has no objection to the discharge of condition 17.

LLFA – The submission of the revised Drainage Detail Calculations dated 5th March 2025 by Dudleys, includes updates to trash screen design this is now acceptable. We can recommend that this condition can now be discharged.

Assessment

The applicant has submitted the above documents for the purposes of discharging the condition.

Yorkshire Water were consulted and note that the details show foul water to discharge to public combined sewer, and surface water to discharge to watercourse. Yorkshire Water have confirmed that they have no objection to the discharge of condition 17.

Kirklees Lead Local Flood Authority (LLFA) initially raised concerns. They accepted the flood routing proposals, and the principle of agreed discharge rates. They noted tank details had been supplied, and impermeable area drawings. The LLFA did however request that surface water design and simulation calculations be provided, to include the sizing of the orifice plate in relation to the discharge rate. They went on to say for land drainage including watercourses, detail of the V notch weir is required and an assessment of erosion protection for overtopping the storage. They recommended the applicant engage to discuss the scope of this additional information, including a potential backdrop arrangement for the watercourse outlet.

They also noted some drawings appear to conflict showing a 225mm outfall with headwall which does not relate to the size of the watercourse piping nor the final pipework from the surface water system to allow a 108.1l/s discharge. They therefore recommended that a table showing pipe size justification for the outfall be provided. Furthermore, since site clearance started, the LLFA have been notified of water emerging on site, and note water was also observed emerging from the public highway. Whilst a completed site will intercept rainfall and attenuate flows and reduce this risk, there does appear to be a groundwater element and the LLFA recommended a land drainage solution be formalised.

In response to these concerns the applicant submitted additional information which the LLFA note satisfies most of their requirements. However, the LLFA requested slight alterations and information regarding safety screen and trash screen design, with 150mm intervals for bars as a minimum of the angled screen and safety screen. They also recommend a 150mm clearance from the

bed to allow passage of small debris, and a significant horizontal section as an overflow for trash screens, with the design to look at how the screen will be maintained and a safe position for the operator.

In response the applicant updated the Drainage Detail Calculations to include updates to trash screen design. In their final comments dated 11/04/2025, the LLFA note this is acceptable to satisfy the condition and can now recommend that condition 17 is discharged.

Officers support the assessments made by the LLFA and Yorkshire Water, and recommend that the details be approved. The condition has an ongoing requirement preventing full discharge at this time, which is recommended to be included on the decision notice.

Recommendation: Approve the Details

Report Dated: 23/04/2025

Recommended Decision Notice Text

Condition 17 (drainage)

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- Wetland Area Sections, drawing ref 181, Rev B
- Drainage Construction Details Sheet 3, drawing ref 127, Rev A
- Flow Control Construction Details SW 11 (FC), Drawing Ref 130, Rev A
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- Adoptable SW & FW Lateral Manhole Schedules, drawing Ref 121, Rev A
- S104 Drainage Longsections, drawing ref 122, Rev A
- Drainage Construction Details sheet 4, drawing Ref 128, Rev A
- Drainage Construction Details Sheet 1, Drawing Ref 125, Rev A
- Drainage Construction Details Sheet 2, Drawing Ref 126, Rev A
- Section 104 Layout, drawing Ref 104, Rev A
- Proposed Impermeable Area Plan, drawing ref 102, Rev P4

- Private Drainage Layout, drawing Ref 110, Rev C

Assessment

You have submitted the above documents pursuant to condition 17. I can confirm that they are acceptable for the purposes of satisfying Condition 17 and are hereby approved.

The condition cannot be fully discharged at this stage as it requires that the approved drainage scheme be provided prior to any dwelling being occupied and therefore retained, as stated in the following wording included within the condition:

None of the dwellings hereby approved shall be occupied until such approved drainage scheme has been provided to serve the development, or each agreed phasing of the development to which the dwellings relate, and it thereafter retained