

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

2025/90320 Jewson Property And Services Division, St Andrew's Road, Huddersfield, HD1 6PX

Erection of extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of covered external racking area and associated works

Date Responded: 31/03/2025.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Topping Engineers:

- 24399-DR-C-0102 Proposed Drainage Plan, Rev – dated December 2024.
- 24399-FRA-001, Flood Risk Assessment
- 24399-C-Calcs-001

Drainage Summary:

As noted in the submitted documents, part of the site is within Flood Zone 2 and also the car park is shown on Kirklees Council's surface water mapping as subject to up to 300mm of flooding in a 1 in 100 year rainfall event.

In line with Yorkshire Water's comments, a suitably sized oil separator serving the HGV Loading Area should be installed prior to discharge to the sewer.

It is noted that the car parking area will be below a proposed canopy, therefore this area will not need to drain to the separator.

The LLFA confirms acceptance of the submitted FRA, proposed allowable surface water discharge rate of **22.3l/s**, proposed surface water outfall to the Yorkshire Water combined sewer (subject to YW approvals), the exceedance flow routing and the proposed surface water attenuation (including the associated hydraulic calculations).

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

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.