Consultation Response from KC, Lead Local Flood Authority
2025/91094 127, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Discharge of details reserved by conditions 5 (foul, surface water and land drainage scheme), 6 (assessment of the effects of storm events), 7 (surface water drainage scheme), 9 (details of the junction and associated highway works), 11 (proposed internal adoptable estate roads scheme), 12 (construction traffic schedule) and 13 (survey of the highway on Marsh Lane) of previous permission 2024/91202 for erection of eight dwellings with associated access and external works
Date Responded: 20/05/2025. Responding Officer: Martin Stephenson Responding Ref: 1

Previous response by the LLFA

Dated 26/06/2024 for application 2024/91202

Discharge of Drainage Conditions

- No. **5 (foul, surface water and land drainage scheme),**
- No. **6 (assessment of the effects of storm events),**
- No. **7 (surface water drainage scheme),**

Documents reviewed by the LLFA:

JNP Group Consulting Engineers:

- B26074-JNP-XX-XX-DR-C-2001, Drainage Layout, Rev P02 dated 16/04/2025.
- B26074-JNP-XX-XX-DR-C-2002, Drainage Offsite Outfall to Beck, Rev P01 dated 16/04/2025.
- B26074-JNP-XX-XX-DR-C-3111, Construction Details (2 of 3), Rev P01 dated 16/04/2025.
- B26074-JNP-XX-XX-RP-C-1002, Drainage Statement, Rev P01 dated 16/04/2025.

Drainage Summary:

Condition 5:

The developer will need to provide evidence that the surface water outfall across third party land has been agreed in writing with the landowner.

The Drainage Statement does not identify who will be responsible for the soakaways located within Plots 6, 7 & 8 – the developer will need to confirm this.

Individual soakaway tests (3 No. per location) compliant with BRE 365 guidelines will need to be carried out at the proposed locations and depths of the soakaways and the results provided to the LLFA before acceptance of the use of soakaways can be given.

The developer is requested to explain why the hydrobrake chamber cannot be made deep enough to accept a surface water gravity drainage from Plots 6, 7 & 8 in place of the soakaways and to deepen the outfall pipe to accommodate the lower levels.

Condition 5 in the Decision Notice (second sentence) clearly states the requirement for access to Attenuation Structures. However, Construction Details (sheet 2 of 2) does not show any access for inspection and maintenance of the geocell tank – the developer will need to state how the tank will be efficiently monitored (in compliance with CDM). In addition, MH S2 should be noted on the Drainage Layout plan as being a catch pit.

The LLFA will not accept a hydrobrake with an outlet diameter less than 75mm (refer to the LLFA's previous response dated 26/06/2024 where this requirement is clearly stated) – the developer is to provide a compliant design for the hydrobrake.

The above issues will need to be reconsidered by the developer and therefore Condition 5 **cannot be** discharged until these issues have been sufficiently addressed to the LLFA's satisfaction.

Condition 6:

A statement regarding the flood routing in an exceedance event has been included in Section 6 of the Drainage Statement, however a plan detailing the routing of floodwater within the proposed development is required to ensure there are no flood risks to new or existing properties inside or outside the development, therefore Condition 6 **cannot be** discharged until this issue has been sufficiently addressed to the LLFA's satisfaction.

Condition 7:

The plan contained in Appendix F of the Drainage Statement is acceptable to the LLFA and therefore Condition 7 **can be** discharged.