From:
Sent: 27 May 2025 11:17
To: Nina Sayers Martin Stephenson
Subject: Marsh Lane DOC - 2025/91094 - LLFA

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Nina,

I hope all is well,

I have seen the comments from LLFA and I've forwarded these over to our civil team.

Please see comments from Lee in relation to drainage.

Can we agree that this is acceptable before we update all the information?

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. Jake confirmed he will address this.

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. Noted – we will update the tech note to include this. The private soakaways will be subject to maintenance from the homeowners.

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. Infiltration testing was completed in two boreholes, WS04 in the west and WS09 in the east. Three tests were completed in each borehole with infiltration rates determined as 4.5 – 5.8 x 10-6 m/s in WS04 (west) and 1.2 – 2.6 x 10-5 in WS09 (east). A rate of 5 x 10-6 which is the lower end of the testing results, with a FOS of 2, has been used for the basis of the design (worst case results). Given the size of the site, we would have thought that this would be sufficient, please indicate what additional testing is required if not.

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. Following the results of the infiltration tests we consider soakaways to be feasible at the site. We have therefore designed the strategy in accordance with the hierarchy for surface water disposal. We are however relatively restricted in where soakaways can be located to achieve minimum offsets from buildings and this is why we also require an additional outfall to the watercourse. Draining the entire site via a single outfall to the watercourse at a maximum discharge rate of 3 l/s would require a tank in the region of 168-291m3 from a quick storage estimate. This is c. 4-5 times larger than the tank shown currently, and would either have to be extremely deep or take up an extremely large area of the site which would then force the upstream end of the tank very deep as well given the sloping nature of the site. It was therefore not considered a feasible solution.

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. Noted – further details and notes to be provided.

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. Noted – from a quick review we will need to increase the runoff rates from the site from 2 l/s to 3 l/s to increase the orifice above 75mm.

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.

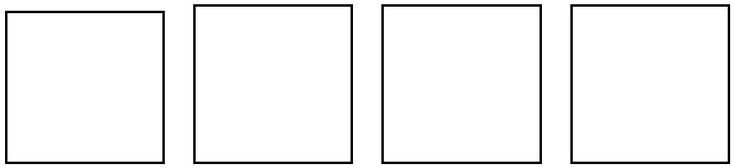
Condition 6:

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. Noted – a flood routing plan has now been provided.

Condition 7:

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

Orange Design Studio ltd



Website | News | Email Updates | Facebook | Twitter

This email and any attachments are confidential. If you have received this email in error – please notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.