

**Consultation Response from KC,
Lead Local Flood Authority****2025/91122 Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT****Redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works.****Date Responded: 19/06/2025.****Responding Officer: Martin Stephenson****Responding Ref: 1****Documents reviewed by the LLFA:**

T D Jagger Property Consultants:

- 1908 205, Proposed Site Plan, Rev E dated 15/05/2025

JNP Consultants:

- S12097-JNP-XX-XX-RP-C-1001, FRA & Drainage Strategy, Rev P03 dated 25/03/2025

Drainage Summary:

The proposed development consists of partial demolition of existing mill buildings and the construction of new buildings on existing hardstanding/building footprints (total area of new build is approx. 1100m²) including the formation of new car parking/service yard areas. The existing surface water drainage currently discharges at an unattenuated rate into the Huddersfield Broad Canal and public combined sewer network, and it is proposed to re-use these existing outfalls.

The LLFA accepts the recommendations of the Flood Risk Assessment & Drainage Strategy to provide 50% betterment on existing surface water brownfield run-off rates and attenuation storage for the 1 in 100 year (plus 45% CC) including provision of an oil separator for the service yard.

The proposals in the FRA for Construction Phase drainage and the stated surface water flow routes for exceedance flows are both accepted by the LLFA and do not therefore need to be conditioned.

Detailed hydraulic calculations to confirm the volumes of the attenuation tanks are sufficient for the proposed critical design rainfall event without off-site flooding or flooding to existing and proposed buildings will be required to be submitted to the Planning Officer for LLFA approval together with details of the proposed tanks regarding safe access for inspection and maintenance. It is expected that manholes should be provided immediately upstream of the tanks, and these should be of the catch pit type to reduce the risk of siltation within the tank and for ease of maintenance. A statement on which organisation will be responsible for the long-term maintenance will also be required.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to compliance with the requirements in the Drainage Summary above and the recommended condition set out below.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.