Discharge of Conditions Report
Land Off, Britannia Road, Golcar HD3 4QB

Project:	Britannia Road.
Address:	Land Off, Britannia Road, Golcar HD3 4QB
File ref:	23-035
Doc title:	**Discharge of Conditions Report**
Date:	18/02/2025
Council:	Kirklees
Planning Approval:	2021/62/92062
Correspondence Ref:	2024/90235 (DOC4323)

Discharge of Conditions - Drainage

INTRODUCTION

This document has been prepared to support the submission of information to Kirklees Council Planning Dept to discharge planning conditions associated with a previous planning approval (planning ref: 2021/62/92062).

SUMMARY OF CONDITIONS

- No.10 – Surface Water Drainage Design

CONDITIONS

No.10 - Surface Water Drainage Design

Response from planning (discharge of condition letter 4323)

The submitted details are not accepted. The Lead Local Flood Authority have raised the following concerns:
A full clear plan showing tank dimensions and type of attenuation is required. We fear that without a labelled plan with a plan and cross sections, the use of a concrete tank may be reneged upon and substituted with crate storage which Kirklees Council do not recommend on residential estates.
The hydraulic simulation is not clear as to the size of attenuation used and any additional oversized pipes recommended in previous reports. In the interests of transparency, clear dimensions of tanks and pipes must be shown on the hydraulic calculations to be accurately cross referenced with detailed drainage design plans.
If a box culvert is selected it must be a minimum 2.5m from any building and foundations must not place a load on the structure.
The submission continues to use an indicative maintenance plan and states the exact design of the tank has not yet been decided upon. Previous comments apply.
A full simulation of the pipe network would mean that the MADD factor (or Causeway Flow Equivalent) must be reduced to zero.

SUBMISSION TO PLANNING

Please find the requested drawings appended to this report document. The drainage designers - GeoSmart – recommend a crate system for the attenuation due to its suitability for the development's size, ability to handle imposed loads, and durability. OEC Drainage Ltd provided a second opinion, agreeing with GeoSmart's assessment.

Following the comments above, we consulted Wavin, a prominent supplier of sustainable infiltration crates. They suggested their AquacCell range has a mid-tier unit with a bearing capacity of 65 tonnes, which is sufficient for use under car parks. Wavin confirmed that their unit can support HGVs up to 44 tonnes and stated that the Aquacell range has a service life exceeding 50 years. Other manufacturers of crate storage systems provided similar confirmations.

The attenuation tank has been positioned beneath private residential parking areas and gardens, thus it will be exposed to significantly lower loads than the 44 tonnes that the crate system is capable of withstanding. Following consultations with drainage experts and their supply chain, the developer believes that a crate storage system is appropriate for this type

and scale of development. Therefore, we respectfully request the council approve the drainage design without the requirement for a concrete attenuation tank.

The developer has successfully completed several residential projects in Kirklees akin to this one, consistently employing the previously mentioned crate system, which has been approved by the council.

INFORMATION SUPPORTING THE APPLICATION

- Discharge of Conditions Report
- Appendices
    - APPENDIX N – DRAINAGE DESIGN which contains the following drawings:
        - 77823 100 P02 Drainage Layout
        - 77823 101 P02 M&M Plan
        - 77823 102 P01 Cross Sections
        - 77823 C1 Britannia Road
    - APPENDIX P – ENGINEERS RESPONSE SUMMARY