KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2025/44/91452/W
Site Address:	adjacent, Britannia Road, Golcar, Huddersfield, HD3 4QB
Description:	Discharge of details reserved by condition 10 (drainage) on previous permission 2021/92062 for erection of 9 dwellings and associated works
Recommending Officer:	Katie Chew

DECISION – Discharge of Conditions – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 21-Aug-2025

Officer Report

Application: 2025/91452

Application Site: Adjacent, Britannia Road, Golcar, Huddersfield, HD3 4QB

Proposal: Discharge of details reserved by condition 10 (drainage) on previous permission 2021/92062 for erection of 9 dwellings and associated works.

Assessment:

Condition 10 (Drainage)

> *10. Prior to above ground works commencing, a scheme restricting the rate of surface water discharge from the site to a maximum of 3 litres per second shall be submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100-year storm event with an appropriate allowance for climate change. The scheme shall include a detailed maintenance and management regime, and those responsible for its implementation in perpetuity, for the storage facility including the flow restriction. This shall include a risk assessment overseen by the Principal Designer under CDM Regulations 2015 and include a schedule and itinerary of task and the safe method of carry them out. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. Thereafter, the approved maintenance and management scheme shall be adhered to.*
> ***Reason:** To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan.*

The applicant has submitted the following documents pursuant to Condition 10:

- Proposed Surface Water Drainage Layout, drawing no. 77823 100, Rev P04, received 18/08/2025.
- Polystorm Access Datasheet, ref: P1-Issue 4 – June 2018, received 18/08/2025.
- Polystorm Inspect Datasheet, ref: P1-Issue 3 – June 2018, received 18/08/2025.
- Polystorm-R Modular Cell Datasheet, ref: P1-Issue 6 – June 2021, received 04/08/2025.
- Ridgistorm-XL Low Flow Channel Datasheet, ref: P1-Issue 1 – July 2018, received 18/08/2025.
- Permavoid Permatex 300 Datasheet, ref: P1-Issue 4 – Oct 2018, received 04/08/2025.

- Permavoid Geomembrane Datasheet, ref: P1-issue 5 – October 2021, received 04/08/2025.
- Management and Maintenance Plan, drawing no. 77823 101, Rev P03, received 04/08/2025.
- Cross Sections, drawing no. 77823 102, Rev P01, received 27/05/2025.
- Causeway Geosmart Information Ltd, 77823 C1 BRITANNIA ROA, Pages 1-7, dated 17/01/2025, received 27/05/2025.
- Ridgistorm-XL Standard Details, drawing no. RST_SD_LF_001 Rev B, received 18/08/2025.
- BBA Polystorm Stormwater Management Systems Polystorm-R Geocellular Unit, ref: 06/4297 Product Sheet 3 Issue 3, received 04/08/2025.
- Email from Mr. Mark Beveridge, dated 13/02/2025, received 27/05/2025.
- Discharge of Conditions Report, ref: 23-035, authored by SC1 Property, received 27/05/2025.

The submitted documents have been reviewed and accepted by KC Lead Local Flood Authority (LLFA), with comments received 30/06/2025, 04/07/2025 and 18/08/2025, and Yorkshire Water, with comments received 11/06/2025. An assessment of the submitted documents is outlined below.

Yorkshire Water response:

> ***Yorkshire Water has no objection to the discharge of condition 10.*** *'Proposed Surface Water Drainage layout' 77823 100 (issue P02) dated 12/02/25 as prepared by GeoSmart shows surface water discharge to public surface water sewer at a restricted rate of 3 litres per second.*

LLFA initial response dated (30/06/2025):

> *The Causeway calculations and the proposal to use a geocell type tank is accepted, however some information is still needed:*
>
> - *Access into the tank for inspection/maintenance need to be confirmed*
> - *The design loading on the tank must be indicated on the drawing to inform the Contractor*
> - *A low flow self-cleansing channel through the invert of the tank should be provided to minimise the risk of siltation within the tank*
> - *What are the arrangements for the long-term maintenance of the tank, hydrobrake and other associated private drainage?*
> - *Has a 2.5m stand-off from the foundations of the houses been provided?*
> - *The foundations of adjacent buildings will need to be at a depth such that they do not impose any additional loading (horizontal or vertical) on the geocell*

- *Please provide evidence of the 50 year service life for the geocell (e.g. a BBA British Agrément certificate) – will the tank be replaced after this period?*
- *Has an agreement to adopt any of the drainage system (foul/sw) been reached with Yorkshire Water?*

In addition, it was previously agreed that a stub wall would be provided to the back of the garden areas to divert floodwater from higher land around the new development – is this still the case?

Following receipt of the above comments, the applicant's agent and KC LLFA undertook several discussions which led to the submission of amended plans and information to overcome KC LLFA's concerns. Following receipt of these amended documents KC LLFA confirmed on the 18/08/2025 that this submitted information was sufficient to enable the discharge of Condition 10.

Officers concur with the above assessments and recommend that the details of Condition 10 are approved. However, Condition 10 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. Thereafter, the approved maintenance and management scheme shall be adhered to.

Recommendation: Approve details.

Report Dated: 19/08/2025

Recommended Decision Notice Text

Condition 10 (Drainage)

Pursuant to Condition 10, you have submitted:

- Proposed Surface Water Drainage Layout, drawing no. 77823 100, Rev P04, received 18/08/2025.
- Polystorm Access Datasheet, ref: P1-Issue 4 – June 2018, received 18/08/2025.
- Polystorm Inspect Datasheet, ref: P1-Issue 3 – June 2018, received 18/08/2025.
- Polystorm-R Modular Cell Datasheet, ref: P1-Issue 6 – June 2021, received 04/08/2025.
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- Email from Mr. Mark Beveridge, dated 13/02/2025, received 27/05/2025.
- Discharge of Conditions Report, ref: 23-035, authored by SC1 Property, received 27/05/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 10 and are hereby approved. However, Condition 10 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *There shall be no piped discharge of surface water from the development, and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. Thereafter, the approved maintenance and management scheme shall be adhered to.*