



Our Ref: B21169-L001  
 Planning Ref: **2015/62/93014/E**  
 Chkd: NDT  
 Date: 6<sup>th</sup> October 2017

FAO Will Yates,  
 Planned Contracts,  
 Essential Enterprise Village,  
 Field Head Lane,  
 Birstall,  
 West Yorkshire, WF17 9BN

Dear Will,

**Re: Joseph Priestley Enterprise Centre**

In September 2015 we issued a package of information to Paul Farndale at Kirklees Flood Management and Drainage (KFMD) to discharge planning conditions relating to drainage for the Planning Application 2013/91636. The information provided was deemed sufficient by KFMD to discharge the relevant conditions. Later that year, the building outline was amended and a new planning application was submitted, based on the original application. (The new planning reference was: 2015/62/93014/E).

Gemma Snell also of KFMD, made comment on the new application stating that *'We have no objection to the proposal subject to the previously recommended condition being attached to any approval.'*

Having already had the original drainage related conditions approved, we would like to bring to your attention, changes that have been made to these agreed drainage proposals, and you should seek approval from KFMD via the planning case officer, for these changes.

The original application showed surface water attenuation as oversized pipes. The new solution uses a crated tank system. The comparisons between the two proposals are outlined below:

Planning Application	Attenuation Volume (m3)	Building Area (m2)	Storage area in External Yard Area (m2)
2013/91636 (old)	51	410	289
2015/62/93014/E (new)	72.9	481	284

The 1 in 30 year volume within the drainage system has been increased and so this does not cause any concern. The 1 in 100 year + climate change over ground storage is approximately 5m<sup>3</sup> less than the previous submission. The increased volume within the tank easily offsets this and so also causes no concern.

The sizes and volumes above indicate that the drainage system using crates is an adequate replacement for the piped system originally proposed. The outfall agreed previously will remain the same, as will the drainage around the rest of the site.

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Attached is a sketch showing the position of the crated tank which has been installed and the area of yard which will act as overland storage for the 1 in 100 year + climate change event.

Kirklees Council Flood Management and Drainage Department should be informed, via this letter, of the changes proposed so they can make a decision in discharging drainage related conditions on the new application.

It is of our opinion that the revised surface water system is adequate to deal with the volumes of water for the relevant rainfall events.

Regards,

Chris Yates

Encs: Drawing B21169-SK01

CC: Nigel Jacques + encs