

HEXA

Lindley Moor Road

Condition 8 Technical Note

Hexa Ref: 800150-HEX-XX-XX-T-C-0003

Date: 15/05/26

Revision: P01

**Engineering
opportunity.**

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Revision	Description	Issued	Checked	Date
P01	Initial Issue	SM	KJ	15/05/26

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Date
15/05/26

Checker
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Date
15/05/26

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1.0 Scope and Purpose of the Technical Note

This document has been prepared to support an application for the discharge of pre-commencement Condition 8 attached to planning permission 2022/62/91477/W, granted by Kirklees Council.

This document outlines the agreed drainage principles, references the relevant condition, and provides context to the information submitted.

2.0 Drainage Condition

2.1 Temporary surface water arrangements for construction phase

The wording of Condition 8 is included below:

8. Prior to development commencing, a scheme detailing the temporary surface water drainage arrangements for the construction phase (after soil and vegetation strip) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of phasing of the development and phasing of temporary drainage provision; and
- Methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: In the interest of ensuring an appropriate surface water system and mitigation of flood risk, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that appropriate mitigation measures are in place prior to works taking place that could lead to drainage issues.

Condition 8 – Extract from Decision Notice: 2022/62/91477/W

A temporary construction phase drainage layout drawing has been prepared to satisfy Condition 8 of planning permission 2022/62/91477/W, as shown in **Appendix A**. The proposal is to restrict the temporary construction drainage discharge rate to 9.3 l/s, equivalent to the QBar rate for the 1 in 2-year rainfall event, based on a contributing area of 1.35 ha. Temporary attenuation storage has been provided to accommodate surface water runoff during the 12 month construction period for the 1 in 2-year rainfall event.

A qualitative risk assessment of potential flood and offsite pollution to neighbouring properties has been undertaken when compiling this temporary construction phase drainage layout. The development site has considerable fall along its length, which if unmitigated could concentrate run-off at its downstream extent to the east of the site. Therefore, in mitigation, the works area has been divided into three phases, on the basis that construction of the permanent drainage will commence from the downstream end. Phase One consists of the southern section of highway and Plot P, located to the east of the development. Phase Two comprises highway works only and is located centrally within the site. Phase Three includes highway works to the west and the highway associated with the site access and egress arrangements.

A range of measures has been incorporated to prevent surface water runoff from leaving the site and impacting neighbouring properties. Three attenuation basins are proposed to balance flows

during the construction phase of the development. The basin located within Phase One will remain as part of the permanent drainage strategy, as shown in **Appendix B**.

The basins located within Phases Two and Three are temporary and will be decommissioned once the respective phases are completed. This will be achievable once the permanent drainage is attenuated by the proposed geocellular attenuation tanks located in the external areas of Plot P, described in **Section 2.2** and illustrated in **Appendix B**.

In addition to the proposed attenuation basins, multiple filter trenches are proposed across the development to collect surface water runoff. While the filter trenches proposed within Phases Two and Three are temporary, those located within Phase One will remain as part of the permanent drainage arrangement. These features will also assist in controlling hydrocarbon pollutants prior to discharge from the site into the surface water drainage system. Silt trap fences are proposed upslope of each filter trench and are shown at the specified offsets on the temporary construction drainage drawing included within **Appendix A**.

The conveyance of attenuated surface water during the construction phase will be undertaken via over-pumping as necessary from the Phase Three basin to the Phase One basin, and from the Phase Two basin to the Phase One basin. The Phase One temporary construction catchment represents the largest of the three catchments and accounts for approximately 64% of the consented detailed planning scheme.

The Phase Two basin volume has therefore been increased to provide the remaining storage requirement associated with Phase One. If required, surface water runoff may also be over-pumped from the Phase One basin to the Phase Two basin. Over-pumping will be required to convey the attenuated temporary construction surface water from the Phase One basin to SW 15.

As mentioned earlier in this technical note, the Phase One attenuation basin and Phase One filter trenches to be part of the permanent drainage design are to be reinstated to an acceptable condition so as not to impede the function and capacity of the drainage element, allowing it to perform as designed in its final form.

2.2 Proposed surface water strategy

A detailed surface water drainage scheme has been prepared in accordance with the approved drainage principles. The proposals restrict site discharge to 10.5 l/s, as agreed with the Lead Local Flood Authority (LLFA), and provide attenuation for rainfall events up to and including the 1 in 100-year event, including the agreed allowance for climate change.

Surface water attenuation will be provided through multiple geocellular attenuation tanks, each of which will be individually flow-controlled prior to discharging into the onsite surface water drainage network. Although these features will be delivered in phases, they will operate collectively as a single controlled drainage system upon completion of the development. All surface water runoff will pass through a vortex flow control device prior to discharge to the downstream outfall.

The drainage layout, including attenuation structures, flow control devices, and discharge arrangements, is shown on the submitted drawings included within **Appendix B**.

3.0 Conclusion

The information presented within this Technical Note demonstrates that the relevant drainage matters have been appropriately considered and addressed in accordance with the requirements of planning permission 2022/62/91477/W.

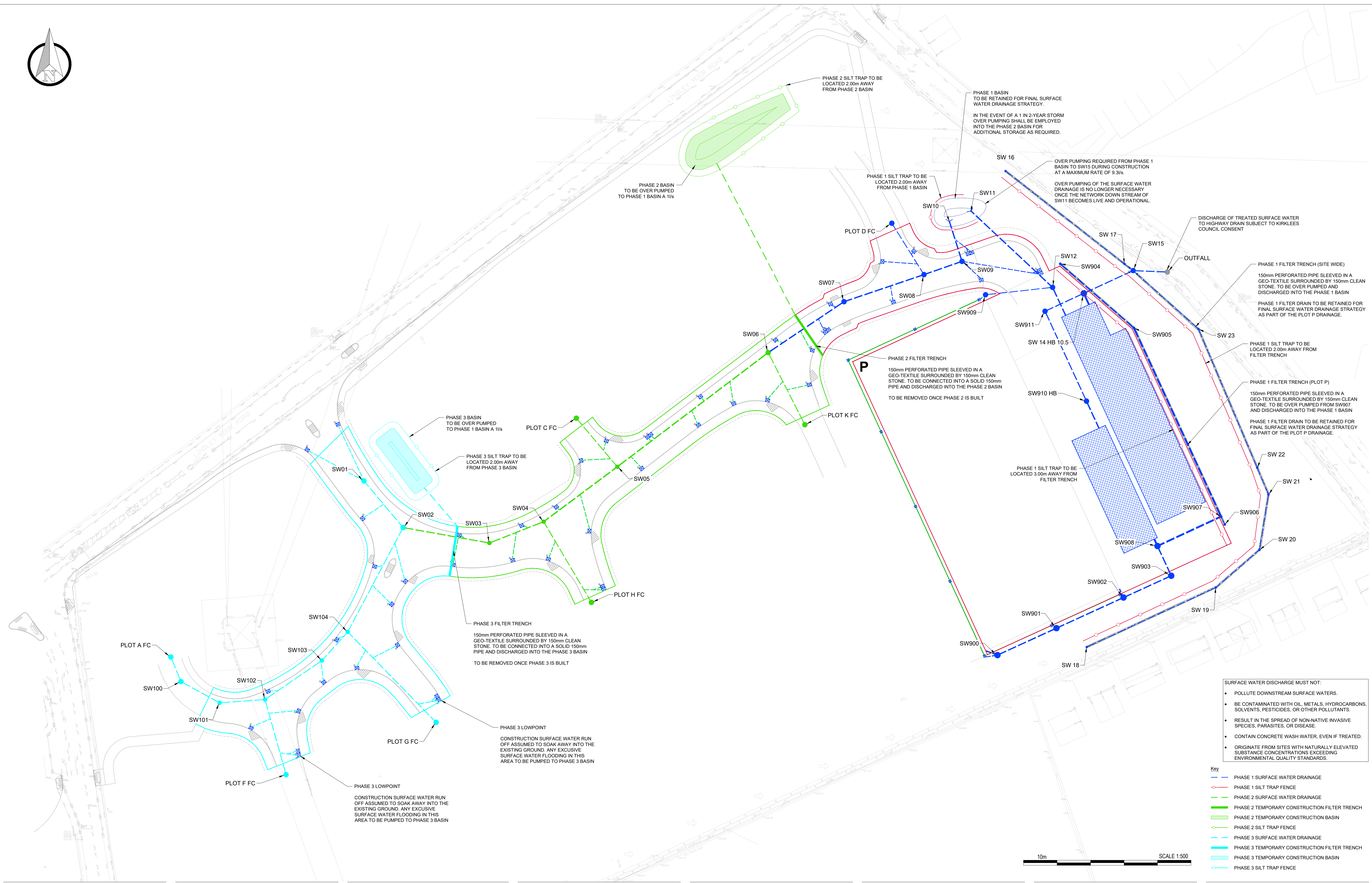
Accordingly, the temporary construction drainage drawing and supporting information are considered sufficient to satisfy the requirements and intent of Condition 8 and are therefore submitted for approval prior to the commencement of development.

Appendices

Appendix A – Temporary Construction Drainage

Appendix B – Drainage Layout

Appendix A - Temporary Construction Drainage



1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in meters unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.
5. This drawing should be printed and read in colour.

1. BASIN SIZES ARE BASED ON A 1 IN 2 YR RAINFALL EVENT, THE APPROX CONSTRUCTION PERIOD FOR THE HIGHWAY AND PLOT P IS 12 MONTHS.
2. FINAL DISCHARGE RATE BASE ON GREENFIELD PEAK FLOW RATE FOR A 1 IN 2 YR STORM, AND A TOTAL AREA OF 1.35ha OF DEVELOPED SITE.
3. FOR FINAL SURFACE WATER DRAINAGE STRATEGY, KEY AND DESIGN INFORMATION REFER TO HEXA DRAWING: 800150-HEX-XX-XX-DR-C-9200.
4. PHASE ONE ATTENUATION BASIN AND DRAINAGE ONE FILTER TRENCHES TO BE PART OF THE PERMANENT DRAINAGE DESIGN AS TO BE REINSTITUTED ON AN ACCEPTABLE CONDITION SO AS NOT TO IMPAIR THE FUNCTION AND CAPACITY OF THE DRAINAGE ELEMENT, ALLOWING IT TO PERFORM AS DESIGNED IN ITS FINAL FORM.

LOW SPOTS AND FOUNDATION EXCAVATIONS TO BE OVERPUMPING INTO ASSOCIATED PHASE BASIN AS NECESSARY.

AREAS TO REMAIN UNSTRIPPED UNTIL CONSTRUCTION COMMENCED WITHIN AFFECTED AREAS.

GULLY BAGS TO BE INSTALLED IN ALL GULLIES AND TERRAM SHEETS TO BE LAID UNDER MANHOLE COVERS.

ROAD SWEEPER TO BE UTILISED AS WEATHER CONDITIONS AND SITE ACTIVITY DICTATES.

Rev	Date	Details of Issue	Drawn	R'wd
P01	15.05.26	First issue for review and comment.	SM	KJ

MORE CONSTRUCTION

MORE CONSTRUCTION

Drawn By	SM	Reviewed By	KJ
Hexa Ref	800150	Scale at A1	1:500

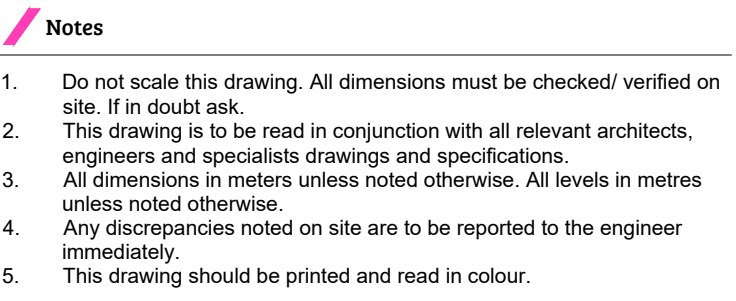
LINDLEY MOOR ROAD

LINDLEY MOOR ROAD

 Purpose of Issue	Status
PRELIMINARY	S3

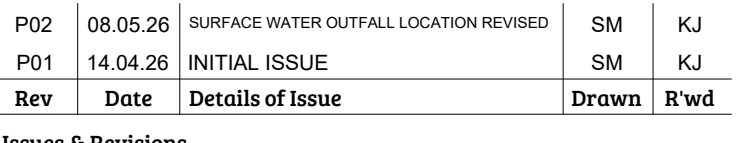
TEMPORARY SURFACE WATER DRAINAGE LAYOUT FOR CONSTRUCTION STAGE

Appendix B - Drainage Layout



Legend

-  PROPOSED SURFACE WATER
-  PROPOSED FOUl WATER
-  PROPOSED FLOW CONTROL
-  PROPOSED BACKDROP CONNECTION
-  PROPOSED BACKDROP CONNECTION
-  PROPOSED ROAD GULLY
-  PROPOSED LINEAR DRAINAGE SUMP
-  PROPOSED LINEAR DRAINAGE
-  PROPOSED FILTER DRAIN
-  PROPOSED ATTENUATION TANK
-  FUTURE PHASE SURFACE WATER
-  FUTURE PHASE FOUL WATER
-  FUTURE PHASE ATTENUATION TANK
-  EXISTING FOUl WATER



Consultan

Client

MORE CONSTRUCTION

Project Title

LINDLEY MOOR ROAD

Drawing Title

SITE WIDE DRAINAGE LAYOUT

Drawn By	SM	Reviewed By	KJ
Hexa Ref	800150	Scale at A0	1:500

Purpose of Issue

PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number | Revision

S1

P02