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Job reference: 2025 enquiry 61

Address: **Change of use from a vacant former St Patricks Catholic club (F1f use) to form mixed use open planned foodcourt units (Eb use) on ground floor (which can be subdivided in smaller units to suit); sky restaurant (Eb use); 60 bed hotel (C1 use) with external alterations including an extension to roof to provide upper floors, single storey ground floor extension, and other alterations (within a Conservation Area).**

Date: 7-10-2026

Extra notes: **drainage report**

1. Introduction

This Drainage and Surface Water Report has been prepared in support of the planning application for the redevelopment and refurbishment of the former St Patrick's Catholic Club at no2 Trinity Street, Huddersfield.

The proposal seeks to bring a substantial existing town-centre building back into productive use as OCTA Hub, incorporating a complementary range of uses including food and social uses, meeting and community facilities, hospitality and a boutique hotel element, together with the proposed rooftop restaurant. The development is principally concerned with the adaptation and reuse of an existing urban building. It does not involve the creation of a new greenfield development or a significant extension of the site's impermeable footprint.

The drainage strategy therefore seeks to:

- utilise the existing drainage infrastructure wherever practicable;
- avoid increasing surface-water runoff from the site;
- incorporate sustainable drainage principles proportionate to the nature of the development;
- ensure that surface water is appropriately managed;
- prevent increased flood risk to neighbouring properties or land;
- maintain the safe operation of the building throughout its lifetime; and
- provide appropriate maintenance arrangements for any new drainage infrastructure.

2. National Planning Policy Framework (NPPF) Context

The current NPPF (August 2026) contains a dedicated chapter dealing with flood risk and coastal change.

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Policy F8 – Sustainable drainage systems and watercourses requires development proposals which could affect drainage on or around a development site to incorporate sustainable drainage systems to control flow rates and reduce runoff volumes, in a manner proportionate to the nature and scale of the proposal. SuDS should also, where possible, provide wider benefits including water quality, biodiversity and amenity.

Policy F8 further requires SuDS to be designed in accordance with the National Standards for Sustainable Drainage Systems, with appropriate arrangements for their maintenance over the anticipated lifetime of the development.

The national standards establish a hierarchy for the destination of surface water, with preference given to:

- collection and reuse;
- infiltration to ground;
- discharge to an above-ground surface-water body;
- discharge to a surface-water sewer; and
- discharge to a combined sewer only where higher-priority options are not practicable.

At the local level, the adopted Kirklees Local Plan Strategy and Policies includes Policy LP28 – Drainage, which requires appropriate management of surface-water drainage and promotes the use of sustainable drainage techniques. Kirklees guidance also identifies the importance of considering site constraints, existing drainage infrastructure, maintenance and the practicability of different SuDS techniques.

The proposal should therefore be considered in the context of a previously developed, highly urbanised town-centre site where the opportunities for conventional greenfield SuDS features are inherently limited.

3. Existing Site and Drainage Characteristics

The application site comprises an existing substantially developed town-centre building and associated hard-surfaced areas. The building is already served by established foul and surface-water drainage infrastructure associated with its historic use. The site has a high proportion of existing impermeable surfaces, including the building itself and surrounding hardstanding. Consequently, the existing development already generates surface-water runoff which is managed through the established drainage network.

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The proposal does not involve the wholesale redevelopment of the site or the introduction of a new extensive area of impermeable development. Only a small single storey extension has been proposed on the existing side façade. Instead, the scheme principally involves the reuse, refurbishment and adaptation of the existing building, including the creation of the rooftop restaurant element. Accordingly, the surface water drainage impact of the proposal is expected to be relatively limited when compared with a conventional new-build development of equivalent floor area.

4. Surface Water Drainage Strategy

The development will seek to retain and utilise the existing drainage arrangements serving the building wherever these are demonstrated to be suitable. New or altered roof drainage associated with the proposed rooftop works will be connected into the existing drainage system, subject to detailed design and confirmation of capacity.

The drainage strategy will ensure that:

- rainwater falling on the existing and proposed roof areas is collected in a controlled manner;
- new drainage connections are properly designed and sized;
- surface-water discharge is not increased in an uncontrolled manner;
- existing drainage infrastructure is protected from surcharge;
- drainage outlets and rainwater goods are appropriately maintained; and
- any necessary attenuation or flow-control measures identified at detailed design stage can be incorporated.

Given the highly constrained urban nature of the site, conventional above-ground SuDS features such as ponds, swales and wetlands are not considered appropriate. The use of source-control measures and, where technically feasible, attenuation within or immediately associated with the building is considered more appropriate to the character and constraints of the site.

This may include measures such as:

- flow-restricting outlets;
- rainwater attenuation;
- rainwater storage;
- green/blue roof principles where compatible with the architectural and structural design;
- permeable surfacing where new external surfaces are introduced; and
- controlled discharge to the existing drainage network.

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The final engineering design will determine the most appropriate combination of measures having regard to the existing drainage arrangement, structural constraints and available space.

5. Surface Water Discharge Hierarchy

The National Standards require consideration of the hierarchy for surface-water discharge. In the case of OCTA Hub, infiltration is unlikely to be the principal drainage solution because of the existing highly developed urban environment, the extensive existing building footprint and the limited opportunity for introducing meaningful infiltration features.

Similarly, there is no identified natural watercourse or suitable above-ground water body within the application site into which surface water could reasonably be discharged. The practical drainage solution is therefore expected to involve the controlled discharge of surface water to the existing sewerage infrastructure, subject to confirmation with the relevant statutory undertaker and detailed drainage design. Where technically feasible, attenuation and flow control will be used to ensure that discharge is appropriately controlled.

6. Foul Drainage

The proposed uses will generate foul water from toilets, kitchens, restaurant facilities, hotel accommodation and associated staff facilities. The development will utilise the existing foul drainage infrastructure serving the building, subject to capacity and condition being confirmed during detailed design.

The change from the former St Patrick club use to the proposed mixed-use OCTA Hub will not require a fundamentally new off-site foul drainage network. Kitchen and restaurant drainage will incorporate appropriate grease management measures where required by Building Regulations, water authority requirements and detailed engineering design. Foul and surface-water drainage will remain appropriately separated within the development.

7. Flood Risk

The proposal is located within an established urban environment and involves the reuse of an existing building. The development will not introduce significant new development onto previously undeveloped land and will not materially alter the site's established surface-water characteristics.

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In accordance with NPPF Policy F7, development should be safe throughout its lifetime, appropriately manage residual flood risk and ensure that development does not increase flood risk elsewhere.

The drainage strategy has therefore been formulated on the basis that the development should not:

- increase surface-water flood risk to neighbouring properties;
- obstruct existing drainage paths;
- adversely affect surrounding land;
- overload existing drainage infrastructure; or
- create an unacceptable residual flood risk.

The proposal's town-centre location and reliance upon existing infrastructure also make it particularly important that any new drainage connections are properly controlled rather than simply increasing uncontrolled discharge.

8. Sustainable Drainage

The applicant recognises the current national requirement for development affecting drainage to incorporate sustainable drainage principles. However, the application represents the adaptive reuse of an existing building, rather than a conventional greenfield or large-scale new-build scheme. The application of SuDS must consequently be proportionate to the nature and scale of the development, as expressly recognised by NPPF Policy F8.

The proposed strategy therefore concentrates on measures which can realistically be incorporated into an existing urban building without compromising its structural integrity, heritage considerations, architectural design or operational requirements.

Potential measures include:

- Rainwater attenuation
- Temporary storage can be incorporated within the drainage system where required to control peak discharge.
- Flow restriction
- Hydraulic controls can be introduced to limit the rate of discharge into the existing sewer network.
- Roof-based measures
- Where technically and architecturally appropriate, green/blue roof measures may provide additional attenuation and reduce peak runoff.

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Permeable surfaces

Any new external areas capable of being designed as permeable surfaces will be considered at detailed design stage.

Rainwater reuse

Where practical, rainwater collection for suitable non-potable uses may be considered. These measures will be selected having regard to the existing building and the actual engineering constraints of the site.

9. Climate Change and Extreme Rainfall

The drainage system will be designed having regard to the anticipated lifetime of the development and the need to manage extreme rainfall events. The National Standards require consideration of extreme rainfall, including climate-change allowances, and require the drainage system to protect people and property and avoid increasing flood risk elsewhere.

The detailed drainage design will therefore consider:

- peak rainfall events;
- climate-change allowances;
- attenuation requirements;
- exceedance routes;
- the capacity of existing drainage infrastructure; and
- safe management of exceptional rainfall events.

Where possible, exceedance flows will be directed away from vulnerable entrances, neighbouring properties and other sensitive areas.

10. Maintenance

Any new drainage infrastructure incorporated into the development will be subject to an appropriate maintenance regime.

Maintenance will include regular inspection and cleaning of:

- rainwater outlets;
- gutters and downpipes;
- attenuation/flow-control devices;
- drainage channels;
- permeable surfaces where used; and
- any other SuDS components incorporated into the final design.

The responsibility for maintenance will rest with the building owner/operator or an appropriately appointed management company.

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This accords with NPPF Policy F8, which requires maintenance arrangements to be established so that SuDS continue to operate to an acceptable standard throughout the anticipated lifetime of the development.

11. Conclusion

OCTA Hub represents the sustainable reuse of an existing town-centre building, bringing a currently underutilised building back into active economic, hospitality and leisure social use. The proposal does not involve significant greenfield development or a substantial increase in impermeable site area. The drainage strategy will retain and utilise the existing drainage infrastructure wherever practicable, whilst incorporating proportionate sustainable drainage and flow-control measures where required.

The strategy will ensure that:

- surface water is appropriately collected and managed;
- foul and surface water remain appropriately separated;
- uncontrolled increases in runoff are avoided;
- existing drainage infrastructure is not adversely affected;
- flood risk is not increased elsewhere;
- climate change and extreme rainfall are considered;
- SuDS principles are incorporated proportionately to the development; and
- appropriate long-term maintenance arrangements are established.

The proposal is therefore considered capable of satisfying the drainage requirements of the Kirklees Local Plan, including Policy LP28, together with the current NPPF Policies F7 and F8 and the National Standards for Sustainable Drainage Systems.

Prepared by



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