

**Consultation Response from KC,
 Lead Local Flood Authority**

2020/93308 Former Spotted Cow Pub, New Hey Road, Huddersfield, HD3 4BU

Erection of an A1 foodstore with associated parking, servicing areas and landscaping

**Date Responded: 5th
 November 2020**

**Responding Officer: Paul
 Farndale**

Responding Ref:

Summary

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority advises that it can SUPPORT that application subject to APPROPRIATE CONDITIONS.

Detailed Response

Under previous applications investigations have taken place with regard to the location of a suspected watercourse close to the border of the site and the existing drainage of the Spotted Cow Public House.

Damaged sections of the culvert will be removed as part of this scheme and an overland flow route created to manage catchment surface water flood risk identified on surface water flood risk plans.

It is noted that tree roots of protected trees may affect the area where the existing culvert enters site. Should the culvert be damaged through the construction process, for example sheet and contiguous piling to created retaining walls then there is an obligation for the landowner to repair or replace said culvert under riparian ownership rights and responsibilities.

We would always advise the planning officer that an opportunity to replace of antiquated culvert should be taken by a new development. However, we recognise that advice from the tree officer will be needed before a decision can be made here and a decision based on risk analysis to both tree and culvert should be made. If the culvert is damaged, clearly action will be required to prevent flooding.

The strategy of surface water disposal is in line with Kirklees Drainage Brownfield Policy and there is adequate space to provide the requisite attenuation.

It is notes however that invert levels of existing drainage still must be confirmed and no Microdrainage statistics have been provided with this current application. These will be required.

In this respect therefore conditions are required so that alterations in detailed design can be monitored through the planning process. It is noted that an interceptor is shown for the car park and this must, like the attenuation be appropriately sized and confirmed via a discharge of condition application.

We would like, where reasonably practicable, to reduce severe changes in direction for the diverted culvert (90 degree bends) in order not to lose flow energy and present an improvement in hydraulics.

We do not envisage a 106 unilateral undertaking to ensure maintenance and management of surface water attenuation on this site with it being in single ownership. A condition will suffice on this occasion.

Suggested Conditions

DR01 Drainage Details (Adjusted)

Development shall not commence until a detailed surface water and land drainage scheme, (including hydraulic simulations of surface water drainage demonstrating no flooding in a critical 1 in 100 year event with appropriate mitigation of climate change, routing of culverted watercourses in relation to buildings, structures and ground levels, existing drainage to be maintained/diverted/abandoned, and the connection between) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management plan of the surface water infrastructure and the enclosed watercourse. This shall be in the form of risk assessment and method statement including access to and into said systems, and an itinerary and schedule of tasks in accordance with Construction Design and Management Regulations 2015. None of the buildings shall be brought into use until such approved surface water scheme to serve the site and land drainage scheme flowing through the site has been provided and retained thereafter retained.

DR10 Construction Phase drainage, flood risk and pollution prevention plan.

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include 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.

DR20 Interceptor

Development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.