

**Consultation Response from KC,
Lead Local Flood Authority****2023/91405 Part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor,
Huddersfield, HD4 5RA****Erection of foodstore (class E) with associated access, parking, servicing area and
landscaping****Date Responded: 30/01/2024.****Responding Officer: Martin Stephenson****Responding Ref: 1****Documents reviewed by the LLFA:**

Topping Engineers:

- Document Ref: 21561-FRA-001, Flood Risk Assessment, Rev F dated December 2023.
- Document Ref: 14.09.23 Network.mdx, Hydraulic Calculations dated 14/09/2023.

Drainage Summary:

The site is considered unsuitable by the LLFA for disposal of surface water via soakage due to the general area's 1 in 10 gradient of the land which increases the risk of re-emergence and the presence of housing downslope of the site that are likely to have cellars.

According to records held by Kirklees Council, there are no nearby watercourses or surface water sewers – therefore the attenuated surface water discharge from the site should connect to the adjacent Yorkshire Water combined sewer network (subject to YW acceptance).

It is noted that in the FRA, it has been assumed the site is “brownfield” and that the surface water discharge from the site is to be limited to 70% of the pre-development run-off. The site can only be treated as brownfield if there is proof that the site had effective positive drainage within the last 3 years, otherwise the site should be considered as “greenfield” and the surface water drainage should therefore be attenuated to a GFRO rate of **5 l/s per ha** (subject to a minimum flow control device outlet diameter of 75mm).

As there are more than 50 car parking spaces, a suitably sized bypass oil separator should be provided for the run-off from hard standing areas – note that rainwater from roofed areas should not pass through the separator to avoid flushing out contaminants.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the recommended conditions set out below.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

DR07 Overland Flow Routing

The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

DR10 Construction Phase Surface Water 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/site 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 strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

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.