

**Consultation Response from KC,
Lead Local Flood Authority****2024/91316 Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW****Conversion of existing dwelling and outbuilding to create 6 apartments and erection of 17 dwellings****Date Responded: 15/07/2024.****Responding Officer: Martin Stephenson****Responding Ref: 1****Documents reviewed by the LLFA:**

Acumen Architects:

- Drawing Ref: 2848 (100) 06, Proposed Site Layout, Rev A dated March 2024.
- Drawing Ref: 2848 (100) 01, Existing Site Layout, Rev - dated March 2024.

HHA:

- Drawing Ref: E24/8177/01, Drainage Feasibility Plan, Rev A dated April 2024.

Drainage Summary:

There are houses built pre 1907 to the south of the development which are likely to have cellars, therefore it is considered not feasible to dispose of surface water from the site via infiltration into the ground due to the risk of re-emergence further downhill and potential increase in flooding to cellars. Connection to the public 300mm dia surface water sewer in Leeds Road as indicated on the submitted drawing E24/8177/01 is acceptable to the LLFA (subject to YW approval).

Kirklees Council's surface water data indicates that there is a risk of flooding up to 600mm depth in Pennine View on the northern boundary of the site during a surface water flooding event with a 1 in 100 year annual probability. Consideration should be given to the routing of floodwater from outside the site than crosses the boundary from this or other sources into the development. A plan indicating the route of any flood water, whether caused by surface water flows entering the site, blockages or flows greater than the design storm, should be submitted for approval.

It is noted that the developer proposes to limit the flow off site to 5.0 l/s as noted on the submitted drawing E24/8177/01. As the site is predominantly a greenfield area, the LLFA will expect the allowable discharge rate from the site to be as close to the equivalent greenfield run-off rate subject to a minimum flow control device outlet diameter of 75mm.

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

Section 106 – Management Company

The LPA is obligated under House of Commons Written Statement 161 to ensure the maintenance and management of sustainable drainage for the lifetime of the site. This includes the period from construction up until a date of adoption by the statutory undertaker (Yorkshire Water). There is no guarantee that systems will be adopted even if an agreement is signed to do so. It is vital therefore that an undertaking is ensured in the planning process to maintain these systems to manage flood risk. A detailed maintenance plan including access and safety is expected to be included so it can be enforced against non-compliance.

Suggested Drainage Conditions:**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 5-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.