

Consultee Comments for Planning Application

23/06156/COND

Application Summary

Application Number: 23/06156/COND

Address: 464 Shadwell Lane Leeds LS17 8BA

Proposal: Consent, agreement or approval required by condition 4 to planning application 18/07119/OT

Case Officer: Helena Thornton

Consultee Details

Name: Ian Hope

Address: Leeds City Council, Civic Hall, Calverley Street, Leeds LS1 1UR

Email: Not Available

On Behalf Of: Flood Risk Management

Comments

FRM Comments 18/10/2023

Leeds City Council as Lead Local Flood Authority (LLFA) provides comments on planning applications as our statutory consultee role in relation to surface water drainage and works in relation to ordinary watercourse.

The relevant planning conditions for FRM to comment on relates to condition 4 of application 18/07119/OT

Condition 4

No above ground building operations shall commence until a scheme detailing surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

The surface water scheme forms an integral part of the overall design of the development and failure to provide an appropriate scheme would be harmful to interests of flood prevention and sustainable drainage.

The applicant has provided the following documents to support the application:

1. James Peace, Architectural Technologist: Building Control Proposed Drainage Plan, Dwg. No. SL/BREGS/07, Date 08/10/23

FRM have the following comments:

a) The Drainage Strategy does not meet the requirements of Leeds City Councils Minimum Development Control Standards for Flood Risk. <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/natural-resources-and-waste-local-plan/minimum-development-control-standards-for-flood-risk> and the drainage information to be submitted shall be as set out within the Leeds FRM Validation Requirements for Flood Risk and Surface Water Drainage

<https://www.leeds.gov.uk/docs/Flood%20Risk%20requirements.pdf>

FRM await the required information and at present, are unable to support the discharge of Condition 4.

Ian Hope FRM