

Consultee Comments for Planning Application 23/03998/MAF

Application Summary

Application Number: 23/03998/MAF

Address: Junction Mills 129 - 133 Thornton Road Bradford West Yorkshire BD1 2EE

Proposal: Construction of four storey teaching accommodation with specialist workshops, labs, classrooms and social and staff areas

Case Officer: Malcolm Joy

Consultee Details

Name: Consultee: Drainage Consultations

Address: Britannia House, Hall Ings, Bradford, West Yorkshire BD1 1HX

Email: Not Available

On Behalf Of: Lead Local Flood Authority

Comments

Bradford Lead Local Flood Authority (LLFA) comments:

The following comments are with reference to the following report, which can be viewed on Public Access:

Flood Risk Assessment Doc. Ref: 079306-CUR-00-XX-RP-C-002 Revision: V02 Issue Date: 06 September 2023

The LLFA does NOT have any objections to the proposed development, provided that the following conditions are included with any grant of planning permission:

Finished Floor Levels shall be set no lower than 102.75m AOD.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

The development shall not begin until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be designed in accordance with the principles outlined in the Flood Risk Assessment Doc. Ref: 079306-CUR-00-XX-RP-C-002 Revision: V02 Issue Date: 06 September 2023. The maximum surface water discharge rate, off-site, shall not exceed 35.1 (Thirty Five Point One) litres per second. The scheme so approved shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy

Development Plan Document.

Reason for pre-commencement condition: It is necessary to secure agreement of effective drainage measures before commencement, in the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

The development shall not begin until a Maintenance Plan for the surface water drainage scheme has been submitted to and approved in writing by the Lead Local Flood Authority. Once built, the drainage scheme shall be maintained thereafter, in accordance with the approved Plan.

Reason : In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

Reason for pre-commencement condition: It is necessary to secure agreement of the maintenance provisions for the drainage system, before commencement, in the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

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