

Consultee Comments for Planning Application 23/07167/FU

Application Summary

Application Number: 23/07167/FU

Address: Bramham Post Office Front Street Bramham Wetherby LS23 6RD

Proposal: Retrospective application for new enclosed storage area including canopy linking post office to enclosed yard to rear

Case Officer: Mr Tony Clegg

Consultee Details

Name: - Flood Risk Management

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

Email: Not Available

On Behalf Of: Flood Risk Management

Comments

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

The application site is located within Flood Zone 1 and there have been no records of any recent flooding within the property or adjacent areas. An initial review has also identified that there are no known flood risks which require specific mitigation and would impact on the proposed development.

In principle the Lead Local Flood Authority have no objection to the proposed development subject to the full application including details of the proposed foul and surface water drainage scheme.

It is assumed that the new extension will drain to the existing site drainage system and FRM strongly recommended that the applicant investigates the existing drainage system to satisfy themselves that it is in a suitable condition and sufficient to allow the new extension to be drained.

The applicant is encouraged to incorporate suitable SuDS elements into the drainage design and consideration should be given to utilising permeable paving, water reduction appliances and rainwater recycling techniques.

Due to the size of the extension (new additional drained area less than 325m²), no on site attenuation is required and it is anticipated that the foul and surface water drainage issues can be best dealt with by the Building Inspector to ensure any drainage works comply with Part H of the Building Regulations and in particular for new surface water drainage systems, Part H3 (3) of the Building Regulations. In addition, the applicant is advised to comply with the advisory notes as set

out below.

Advisory Note

1 The existing foul and/or surface water sewer system should be surveyed to where it connects with the public sewer system to confirm that it is a suitable condition to drain the proposed extension and any remedial works undertaken as necessary.