

Consultee Comments for Planning Application 23/07380/FU

Application Summary

Application Number: 23/07380/FU

Address: 6 St Giles Garth Bramhope Leeds LS16 9BD

Proposal: Demolition of existing detached house and garage; construction of one detached house with integral double garage

Case Officer: null

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 development 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 development 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 rain water recycling techniques.

Due to the size of the development (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 Notes

1 For small developments it is noted that no on site attenuation is required and the development shall be drained by means of separate foul and surface water drainage systems complying with Building Regulations before connecting to the off site main public sewer system. The applicant is advised that where required they should obtain approval from Yorkshire Water by means of a pre development enquiry or any other third party owner of the off site sewer, before making such a discharge.

2 Before agreeing to a new discharge to the public sewer system, Yorkshire Water may require proof that the use of infiltration techniques is not a viable option by either the submission of results from permeability testing to BRE 365 or other suitable information or that discharge to a watercourse is not possible in draining the surface water run off from the proposed development.

3 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 development and any remedial works undertaken as necessary.