

# Consultee Comments for Planning Application 24/02024/FU

## Application Summary

Application Number: 24/02024/FU

Address: Grange House Sandbeck Way Wetherby LS22 7DN

Proposal: Electricity sub-station to site

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 as our statutory consultee role in relation to surface water drainage 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 identified that there is a low risk of surface water flooding at the location of the proposed sub-station. The application may wish to consider suitable mitigation such as raising finished floor level 150mm above surrounding site level to reduce the risk of flooding and flood damage to the sub-station.

It is assumed that the new development will drain to the adjacent public sewer system and FRM strongly recommended that the applicant investigates the existing drainage system to satisfy themselves that the new development can 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.

As the application involves only a very minor increase in drained area and must drain to the existing drainage system then FRM have no objections to the proposed development as shown on the application and any internal or external building drainage modifications will be dealt with by the Building Inspector to ensure any drainage works comply with Part H of the Building Regulations.