

From: Wright, Charlotte
Sent: 13 October 2011 16:16
To: Saul, Clive
Cc: Department of Planning
Subject: P/11/03705/FU/MIN - Skelton Grange Road - Energy Recovery Facility

Hi Clive,

Further to your consultation request memo dated 28th September 2011 I can advise you as follows:

There are no objections in principle to the proposal however, further information is required to fully show the proposed drainage arrangements and a condition should be applied to any approval requiring the submission and approval of all drainage details prior to construction.

The developers have gone some way in assessing the Flood Risk to and the impact of this development and I would comment as follows:

With regards to the risk of flooding to this development from the adjacent River Aire I am satisfied that the flood levels have been modelled sufficiently to show that the development site would sit above the 1 in 100 year + climate change flood level.

With regards to the proposed on site surface water drainage I am happy with the principle of the proposals to use rainwater harvesting, swales and attenuation facilities however, further details are required.

The Flood Risk Assessment (FRA) calculates the area of land draining to the attenuation pond as 4.311 Ha however, the application form indicates that the site is 9.08 Ha overall. How is the remainder of the site drained? I am concerned that without taking this into account the attenuation volume provided would be too low.

I would need to see detailed plans showing how the water is transferred to the attenuation pond, cross sections through the attenuation pond showing ground levels, the inlet and outlet of the attenuation pond and the proposed levels and what part the proposed swales serve in the drainage layout - are they conveyance swales? How do they fit into the drainage layout? Where does the attenuation pond outfall to? If they are proposing the River Aire, the Environment Agency (EA) should be consulted along with any third party land owners.

A summary should be provided showing how the permitted 2 year greenfield rate of run-off has been calculated (Page 10 FRA) as this doesn't appear to correspond to the areas/details given. The permitted run-off should include a 30% reduction from the pre-development rate of run off in line with the minimum standards for development control.

The proposals advise that the access roads will be 'tarmac' - it would be preferable if all hard surfacing including parking areas and pedestrian areas were permeable to aid infiltration.

I trust this is of assistance to you however, should you require any further details please do not hesitate to contact me.

Kind Regards

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