



YorkshireWater

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25th November 2015

Dear Sir/Madam,

Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield - Demolition of part of mill, alterations to convert mill buildings into 3 dwellings and erection of 10 dwellings with associated parking

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. (In the interest of satisfactory and sustainable drainage)

No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works. (To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Drainage

EXISTING INFRASTRUCTURE - On the Statutory Sewer Map, there are minor combined sewers, and 225mm diameter public foul surface water sewers, recorded to cross the red line site boundary. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. In this instance, YWS would look for this matter to be controlled by Requirement H4 of the Building Regulations 2000.

No new tree planting within 5m of a public sewer centre-line.

Further, there is a combined sewer overflow (CSO) under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

SURFACE WATER - Sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse is not reasonably practical before considering surface water disposal to a public sewer.

Restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

Alternatively, and only upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal i.e. soak away test results / watercourse investigation etc . . , curtilage surface water may discharge to public sewer. The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.

The developer should contact the Highway Authority with regard to acceptability of highway drainage proposals. Highway drainage, may however be accepted under certain circumstances. In this event, a formal agreement for highway drainage discharge to public sewer, in accordance with Section 115 of the Water Industry Act 1991, will be required.

Water Supply

Company records indicate 'abandoned' water mains enter the site from the public highway. These pipes are not live.

There may be private water mains within the site of which the Company holds no records.

A water supply can be provided under the terms of the Water Industry Act, 1991.

Yours faithfully

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Planning & Development

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