



YorkshireWater

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21st June 2016

Dear Sir/Madam,

**Land off Old Bank Road, Mirfield - Outline application for residential development and demolition of two dwellings**

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

The Flood Risk and Drainage Strategy Study (prepared by Adept - Report 00.16071/1 dated May 2016) is **not** satisfactory to Yorkshire Water as currently shown. We note the submitted Geo-environmental Appraisal (prepared by Lithos Consulting - Report 1300/1 dated October 2011) indicates; Sub-soil conditions do not support the use of soakaways because ground water was encountered within a number of boreholes. prior to considering a surface water connection to a public surface water sewer, the report should investigate & discount a culverted watercourse is located near the site i.e. to the south-west.

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

**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 recorded crossing a small part of the red line site boundary. In this instance, it would appear that the public sewers are unlikely to be affected by building-over proposals.

**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 are not reasonably practical before considering 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. proof of watercourse investigation etc . . . ., curtilage surface water discharge from the proposal to the public 225mm diameter surface water sewer network in Old Bank Road at a rate not to exceed 5 (five) litres per second.

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

### **Water Supply**

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

Yours faithfully

**Zaffer Fayyaz**  
**Planning & Development**