

From: DCAdmin
Sent: 26/03/2013 15:11:59
To: Bill Topping
Subject: FW: 2013/60/90249/E
Signed By:

Attachments: Yorkshire Water planning Consultation.pdf

-----Original Message-----

From: zaffer.fayyaz@yorkshirewater.co.uk [mailto:zaffer.fayyaz@yorkshirewater.co.uk]
Sent: 26 March 2013 13:49
To: DCAdmin
Subject: 2013/60/90249/E

An electronic copy of the YWS planning consultation is attached below for your information.

(See attached file: Yorkshire Water planning Consultation.pdf)

Regards,
Zaffer Fayyaz
Planning & Development

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Your Ref: 2013/60/90249/E
Our Ref: P002687

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26th March 2013

Dear Sir/Madam,

Lock Street, Thornhill, Dewsbury - Outline application for erection of 106 dwellings, demolition of existing buildings and removal of disused railway embankment

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 foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
(To ensure that the development can be properly drained)**

**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 and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
(To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal)**

Waste Water

OBSERVATIONS:

The development of the site should take place with separate systems for foul and surface water drainage.

Foul water domestic waste should discharge to the 300mm diameter public foul/combined water sewer recorded in Headfield Road approximately 80 metres from the site or to the 450mm diameter public combined sewer recorded in Lock Lane approximately 170 metres from site.



From the information supplied, it is not possible to determine if the site is low-lying relative to the location(s) of the public sewer network. If the ground level of a site or the level of any basement is below the ground level of the point of connection to a public sewer, the developer may have to take precautions to prevent the risk of flooding of the site from surcharge of the public sewer network. Such precautions may include raising the level of the site, having (a) pumped discharge(s) from the site and/or the installation of (a) anti-flooding valve(s). If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

The local public sewer network does not have capacity to accept **any additional** discharge of surface water from the proposal site.

Sustainable Systems (SUDS), for example the use of soakaways and/or permeable hardstanding, may be a suitable solution for surface water disposal that is appropriate in this situation. The use of SUDS should be encouraged and the LPA's attention is drawn to the National Planning Policy Framework (NPPF). The developer and LPA are advised to seek comments on the suitability of SUDS from the appropriate authorities. The developer must contact the Highway Authority with regard to acceptability of highway drainage proposals.

Alternatively, the developer is advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water.

Alternatively, surface water may discharge to the public sewer network. Discharges to the public sewer must be on a like for like basis and take into account climate change i.e. have a reduction of a minimum of 30%. The developer will have to demonstrate positive drainage to the public sewer to the satisfaction of YWS/the LPA by means of investigation and calculation. (i.e. same points and rates of discharge). * **It is noted that the submitted Flood Risk Assessment (prepared by BWB Consulting - Report BMS / 2048 / FRA (revision A) dated 28/02/2013) indicates a surface water discharge to the public sewer, via storage, with a restricted discharge (yet to be agreed).**

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.

Off-site sewerage may be required. This may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer.

Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, a formal agreement for highway drainage discharge to public sewer, under Section 115 of the Water Industry Act 1991, will be required.

Water Supply

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

It is important that Yorkshire Water is informed of the local planning authority's decision on this application.

Please send me a copy of the decision notice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stephanie Walden', with a long, sweeping horizontal stroke at the end.

Stephanie Walden
Land Use Planning Manager