



YorkshireWater

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23rd September 2014

Dear Sir/Madam,

Shop Lane, Kirkheaton, Huddersfield - Outline application for erection of 49 dwellings, formation of access and associated infrastructure

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

The Flood Risk Assessment (prepared by Haigh Huddleston & Associates - Report E10/5174/FR01 dated May 2010) is not satisfactory from Yorkshire Water's viewpoint. The report should confirm how the existing site drains and where surface water discharges to, compared to the proposed site drainage.

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)

Drainage

EXISTING INFRASTRUCTURE - On the Statutory Sewer Map, there is a 300 mm diameter abandoned public sewer recorded to cross the larger site and a private trade effluent point at the southern boundary of the site. Confirmation required to prove the 300 mm abandoned sewer has either been removed or grubbed out.

On the Statutory Sewer Map, there is a public combined sewer recorded to cross the smaller site to the East of Shop Lane. In this instance, YWS would look for this matter to be controlled by Requirement H4 of the Building Regulations 2000. It is essential that all infrastructure is taken into account in the design of the scheme.

A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

FOUL WATER - 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 525 mm diameter public foul sewer recorded in Shop Lane, at a point adjacent from the site.

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 surface water disposal to public sewer.

Alternatively, and only upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, 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 developer and LPA are strongly advised to seek comments on surface water disposal other drainage bodies as further restrictions may be imposed. The developer should contact the Highway Authority with regard to acceptability of highway drainage proposals.

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

Private pipes are understood to enter the site which may require disconnection, see enclosed plan. All disconnection work must be completed before building work starts.

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

A development of this size may require more than one supply into site, and some off site network connections.

For further information and advice, the Distribution Asset Manager should be contacted at the following address: The Water Business Unit (Distribution Assets West), Buttershaw Depot, Western Way, Halifax Road, Bradford BD6 2LZ.

Yours faithfully

Zaffer Fayyaz

Planning & Development