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Your Ref: 2015/62/90435/E
Our Ref: R003880

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10th April 2015

Dear Sir/Madam,

Parkham Foods Ltd, 22 Halifax Road, Liversedge - Erection of 14 dwellings with integral garages

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:

**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

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

Foul water domestic waste may discharge to the 225mm diameter public foul water sewer recorded in private lands to the south, at a point approximately 80 metres from the site.

Alternatively, foul water domestic waste may discharge to the 375mm diameter public foul/combined water sewer recorded in Halifax Road, at a point approximately 5 metres from the site, however, in this case a pumped connection will be required. The peak pumped foul water discharge must not exceed 6 (six) litres per second.

SURFACE WATER - Sustainable Systems (SUDS), for example the use of soakaways and/or permeable hardstanding, may be a suitable alternative 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 PPS25. 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.

The developer is also advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water. **It is understood that a watercourse (Clough Beck) is located to the south of the site.**

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.

No land drainage to be connected/discharged to public sewer.

Water Supply

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

There may be private water supply pipes within the site of which the company holds no records.

Yours faithfully

Zaffer Fayyaz
Planning & Development