



YorkshireWater

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Our Ref: R012287

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8th September 2015

Dear Sir/Madam,

**Warwick Mills, Warwick Road, Batley - Part demolition and conversion of mill to form 18 residential units**

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

The drainage details submitted on drawing 14-256-10 dated 12/02/2015 that has been prepared by RIBA are not acceptable to Yorkshire Water as currently shown. The following point should be addressed. For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82):

- i) The Drainage Impact Assessment (Revision A dated February 2015) indicates; the impermeable area of the 'new build' will be reduced to 879m<sup>2</sup> from that of the existing (996m<sup>2</sup>), therefore, surface water run off will be reduced, however, the developer should provide evidence of existing positive drainage to a public sewer from the whole red line site boundary to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required.
- ii) The submitted drawing should show surface water storage and flow control rate.

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 0345 120 84 82, fax 01274 303 047) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

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 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**

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.

### **Water Supply**

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

Yours faithfully

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