Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Tel: (01274) 691111
Fax:

For telephone enquiries ring:
Z Fayyaz on (01274) 692072

E-mail Zaffer.Fayyaz@yorkshirewater.co.uk

Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2016/62/91158/E
Our Ref: S006343

17th May 2016

Dear Sir/Madam,

Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield - Erection of 87 dwellings and demolition of existing working mens club

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 condition should be attached in order to protect the local aquatic environment and YW infrastructure:

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority (ref Flood Risk Assessment (prepared by ARP Associates - Report 1048/77rl dated October 2015.)
(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network)

Drainage

EXISTING INFRASTRUCTURE - Due to the change in legislation on 01/10/2011 there may be public sewers within the site boundary which is not recorded on the Statutory Sewer Map the presence of which should be taken into account in the design of the site. YWS would look for such a matter to be controlled by Requirement H4 of the Building Regulations 2000.

SURFACE WATER - The Flood Risk Assessment (prepared by ARP Associates - Report 1048/77rl dated October 2015) confirms; **Surface water to discharge to a watercourse**. 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.

An off-site surface water sewer 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. Land and highway drainage have no right of connection to the public sewer network.

Water Supply

Some off-site main laying may be required to serve the development. A water supply can be provided under the terms of the Water Industry Act, 1991.

There may be private water mains crossing the site for which the Company holds no records.

Yours faithfully

Zaffer Fayyaz
Planning & Development