YorkshireWater

Land Use Planning
Yorkshire Water Services Ltd
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Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2016/91573
Our Ref: S012672

2nd September 2016

Dear Sir/Madam,

Cellars Clough Mill, Manchester Road, Marsden, Huddersfield - Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road

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

Sewer

The submitted site layout shows a proposed building (plot 55) and a detention pond, sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore **OBJECT** to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewer. For further information, the developer should contact our Developer Services Team: (telephone 0345 120 84 82, technical.sewerage@yorkshirewater.co.uk):

i) EXISTING INFRASTRUCTURE - The drawing should show the 'site surveyed' position of the 450mm diameter public combined sewer recorded to cross through part of the site i.e. north east boundary.

ii) The drawing should show a stand-off distance of 3.5 (three and a half) metres at each side of the sewer centre-line. The sewer has the benefit of a legal document (deed no. 1685) which protects its structural integrity from such development.

iii) A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed improvement of land. This provision is contained in section 185 of the Water Industry Act 1991 that also requires the developer to pay the full cost of carrying out the necessary works.

Water Main

EXISTING INFRASTRUCTURE - We understand some 'private' water mains are located within the redline site boundary. The 'private' water mains cross over River Colne as they enter the site. Private pipes are not the responsibility of Yorkshire Water. Additionally, there may be other private water mains within the site of which the Company holds no record. * It appears from the site plan that plot 47 may be affected. If the private pipes require diverting / disconnection - all costs to be borne by

Developer.

For further information and advice, the Distribution Asset Manager should be contacted at the following address in writing: Distribution Engineering West, Distribution Area Management Office, ROCC, Western Way, Halifax Road, Bradford BD6 2LZ.

Yours faithfully

Zaffer Fayyaz
Planning & Development