



YorkshireWater

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Land Use Planning
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28th December 2017

Dear Sir/Madam,

Cellars Clough Mill, Manchester Road, Marsden - 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. 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 development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment prepared by Haigh Huddleston & Associates (Report E15/6518/FRA001A dated April 2016), unless otherwise agreed in writing with the Local Planning Authority .
(In the interest of satisfactory and sustainable drainage)**

Water Supply

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.

Waste Water

Observations:

The Flood Risk Assessment (prepared by Haigh Huddleston & Associates - Report E15/6518/FRA001A dated April 2016) is acceptable.

In summary, the report states that Sub-soil conditions may support the use of soakaways, further testing to be carried out. Alternatively, the River Colne exists near to the site, connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements.

It is noted from the submitted Flood Risk Assessment that surface water is proposed to be drained to the River Colne should soakaways prove not to be viable.

The disposal of surface water through the use of soakaways/infiltration systems within any SPZ will only be acceptable for uncontaminated surface water arising from building roofs and continuous down pipes without any other inlet including gullies.

Please note further 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.

The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Stephanie Walden', with a stylized, flowing script.

Stephanie Walden
Land Use Planning Manager