



YorkshireWater

Head of Planning Services  
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Your Ref: 2016/91887  
Our Ref: S011512

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8th August 2016

Dear Sir/Madam,

**Crown Hotel, Chickenley Lane, Chickenley, Dewsbury - Demolition of existing public house and annex building and erection of 9 dwellings with car parking and associated external works**

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

**Waste water**

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 site shall be developed with separate systems of drainage for foul and surface water on and off site.**

**(In the interest of satisfactory and sustainable drainage )**

**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 . The details shall include evidence :-**

**i) as to why other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted ;**

**ii) of existing positive drainage to public sewer and the means of ensuring a minimum of 30% reduction in flow volume based on the existing peak discharge rate during a 1 in 1 year storm event. 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)**

The following information is relevant to the conditions requested above:-

The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal and Yorkshire Water promotes the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer. In this respect drainage details submitted on drawing 1342 112 dated May 2016, prepared by Barrett and Barrett are NOT acceptable to Yorkshire Water.

No evidence has been provided to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted. We also require evidence of existing impermeable areas positively draining to the public sewer is required, to prove the existing rate of discharge

We therefore consider that the means of surface water management has not been properly considered within the application and will require further information regarding the means of draining surface water from the development in order to discharge relevant conditions imposed on any grant of planning permission.

Only as a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, may curtilage surface water discharge to public surface water sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

**Stephanie Walden**  
**Land Use Planning Manager**