



YorkshireWater

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3rd August 2016

Dear Sir/Madam,

former North Bierley Waste Water Treatment Works , Oakenshaw - Re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 + B/8) - 38,090m2 + residential use (use class C3)

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:

No building or other obstruction , including trees and landscape features , shall be located over or within 6 metres either side of the centre lines of all sewers with a diameter of more than 600mm sewers i.e. protected strip widths of 12 metres per sewer that traverse the site . If the required stand-off distances are to be achieved via diversion or closure of the sewer , the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker
(In order to allow sufficient access for maintenance and repair work at all times)

No development shall commence until details of ensuring permanent access throughout all phases of the development to Moorend Combined Sewer Overflow and associated syphon sewer have been submitted to and approved by the Local Planning Authority . Furthermore no construction activity shall commence in the affected area (s) of the site until the approved works have been implemented to the satisfaction of the Local Planning Authority

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 foul water drainage for the whole site, including details of any balancing works, off-site works, the point(s) of connection and appropriate phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

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.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network)

Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge to the public sewer. Roof drainage should not be passed through any interceptor.

(In the interest of satisfactory drainage)

1) The Statutory Sewer Map shows that, within the site boundary there are:

600 mm diameter public surface water sewers

900 mm diameter public combined sewers

1125 mm diameter public combined sewers

1350 mm diameter YW maintained combined sewers

900 mm diameter YW maintained combined sewers

1200 mm diameter YW maintained combined sewers

800/1200 mm diameter YW maintained syphon overflow sewers (where vehicular access, including with large tankers, could be required at any time.)

100 mm diameter public combined sewers

In this instance, a stand-off distance of 6 (six) metres is required at each side of the above sewer centre-lines. YWS would look for the protection of the 100 mm diameter public sewer to be controlled by Requirement H4 of the Building Regulations 2000. The submitted drawing appears to show trees planted over the line of public sewer/YW maintained sewer. Tree's should not be planted within 5 (five) metres of these sewers (the matter can be controlled via condition).

It is essential that the presence of this infrastructure is taken into account in the design of the scheme. Owing to the criticality of the Yorkshire Water maintained assets crossing the site, the developer will be required to formalise access arrangements prior to commencement on site. The applicant/agent is aware of this matter. A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

2) The site layout details submitted on drawing 1773-01-206 (revision D) dated 05/07/2016 that has been prepared by KPP Architects are NOT acceptable to Yorkshire Water. It appears that there would be inadequate access arrangements to Moorend CSO/YW Syphon sewer. Yorkshire Water require unhindered 24/7 access to this critical asset for large vehicles. The developer must provide a formal access route prior to commencement of development.

There are also combined sewer overflows (CSO) and outfalls to watercourse, under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time. The proximity of the existing CSOs and outfalls to watercourse to the site may mean a loss of amenity for future residents / workers. In order to minimise the risk of odour, noise and nuisance, industry standards recommend that habitable buildings should not be located within 15 (fifteen) metres of the existing CSOs/outfalls. To reduce the visible impact of the installation, the erection (by the developer) of suitable screening is advised.

3) The drainage details submitted on drawing 60304-FRA-103 (revision A) dated 18/04/2016 that has been prepared by Curtins are NOT acceptable to Yorkshire Water. The foul connection point should be to the 1125 mm diameter public combined sewer at a point to the north of the existing transfer inlet outside of Yorkshire Water retained land. The matter can be controlled via an appropriate condition.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines etc.. Contravention of the provisions of section 111 is a criminal offence.

4) It is noted from the submitted planning application that surface water is proposed to be drained to SUDS/watercourse, an approach that Yorkshire Water fully supports. 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.

5) The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. The developer should contact the Highway Authority with regard to acceptability of highway drainage proposals. Highway drainage, may however be accepted under certain circumstances. In this event, a formal agreement for highway drainage discharge to public sewer, in accordance with Section 115 of the Water Industry Act 1991, will be required.

6) 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) or wishes to discuss any of the above matters, they should contact our Developer Services Team (telephone 0345 120 84 82, Technical.Sewerage@yorkshirewater.co.uk) 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.

Water supply

The developer should note that a private water pipe enters the site from Cliff Hollins Lane which will need to be capped of/pierced through if no longer required. Some off site mains reinforcement will be required to supply the development.

Yours faithfully

Stephanie Walden
Land Use Planning Manager

