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Your Ref: 2016/92870
Our Ref: S013780

6th October 2016

Dear Sir/Madam,

Plot B, Peat Pond Farm, Lindley Moor Road, Lindley Moor, Huddersfield - Reserved matters application persuant to permission 2014/93136 for demolition of existing buildings, Outline application for Industrial Development (Class B1c B2 or B8) Plot A - (160,000sq ft./14,864 sqm) with engineering works to form development plateaux, formation of access from Lindley Moor Road, provision of services and drainage infrastructure. Erection of industrial unit. Plot B - (50,000sqft/ 4648 sqm) unit access from Crosland Road - Detailed application (Plot C) for residential development of 252 dwellings with access from Crosland Road, engineering works to create underground drainage attenuation, provision of open space and landscaping

This application is for a small part of a larger overall site which has been the subject of previous planning consultations over recent years. Yorkshire Water cannot provide a comprehensive reply with regards to drainage, in particular surface water disposal, due to the absence of an up to date Flood Risk Assessment.

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 piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.
(To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading)

No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
(To ensure that the development can be properly drained)

Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.
(In the interest of satisfactory drainage)

No development shall take place until works have been carried out to provide facilities for the delivery of an adequate water supply. (In order to protect the existing mains infrastructure and ensure that the site has an adequate supply of water.

Drainage

FOUL WATER - The development of the site should take place with separate systems for foul and surface water drainage. Foul water domestic waste should discharge to the 225 mm diameter public foul water sewer recorded in , at a point approximately **200 metres** from the site. 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 5 (five) litres per second.

An off-site foul 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.

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.

The developer is required to consult with Yorkshire Water's Industrial Waste Section (telephone 0845 1242424) on any proposal to discharge a trade effluent to the public sewer network.

SURFACE WATER - Sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal

via infiltration
or to a watercourse

are not reasonably practical before even considering surface water disposal to a public sewer.

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.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

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

Dependant on demand required, significant off site main laying and upstream reinforcements are likely to be required to serve the development. The cost of this supply may be prohibitive.

I would advise the developer early consultation with YWS on this matter to avoid delays when applying for a new water supply. For further information and advice, the Distribution Asset Manager should be contacted at the following address: Distribution Engineering West, Distribution Area Management Office, ROCC, Western Way, Halifax Road, Bradford BD6 2LZ.

A water supply can be provided under the terms of the Water Industry Act, 1991.

Yours faithfully

Zaffer Fayyaz
Planning & Development