



YorkshireWater

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24th November 2016

Dear Sir/Madam,

**444 Bradford Road, Batley - Outline application for erection of residential development**

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

The Flood Risk Assessment (prepared by EWE Associates Ltd - Report Final Rev 0 dated May 2010) should also consider surface water disposal to a culverted watercourse which is located to the south of the site.

If planning permission is to be granted, the following condition should be attached in order to protect the local aquatic environment and YW infrastructure:

**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. 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)**

**Drainage**

**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 watercourse are not reasonably practical before even considering 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.

Alternatively, and 'only' upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal i.e. soakaway test results/ proof of watercourse investigation etc . . . . , curtilage surface water may discharge to public sewer. 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. 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 public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.

### **Water Supply**

It is understood that there is a two inch 'private' water supply pipe within the site which will be affected. Private pipes are not the responsibility of Yorkshire Water. Additionally, there may be other private water mains within the site for which the Company holds no records.

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

Yours faithfully

**Zaffer Fayyaz**  
**Planning & Development**