



YorkshireWater

Head of Planning Services  
Kirklees Metropolitan District Council  
P.O. Box B93  
Civic Centre  
Huddersfield  
HD1 2JR

Land Use Planning  
Yorkshire Water Services Ltd  
Midway  
Western Way  
Halifax Road  
Bradford  
BD6 2LZ

Tel: (01274) 691111  
Fax:

Your Ref: 2017/90620  
Our Ref: T002979

For telephone enquiries ring:  
Z Fayyaz on (01274) 692072

E-mail [Zaffer.Fayyaz@yorkshirewater.co.uk](mailto:Zaffer.Fayyaz@yorkshirewater.co.uk)

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Dear Sir/Madam,

**Dobroyd Mills, Hepworth Road, New Mill, Holmfirth - Planning permission for demolition of existing buildings, change of use of existing building to mixed uses comprising B1a (offices), B1c (light industrial), A3 (food and drink) and C3 (up to 18 dwellings) and outline permission for erection of 75 dwellings**

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

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 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)**

#### **Drainage**

FOUL - 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. The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 0345 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 watercourse are not reasonably practical before even considering disposal to a public sewer.

FLOOD RISK ASSESSMENT - The report (prepared by Dudleys Structural and Civil Consultants - Report 15271 dated 07/06/2016) confirms; **A watercourse exists near to the site.**

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 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 are two 'private' water supplies within the site, and one of them has 2 hydrants on it. Private pipes are not the responsibility of Yorkshire Water. Additionally, there may be other private water supplies crossing the site for which we hold no records of. If the private supplies are not required for the new development, they should be disconnected and all costs borne by Developer.

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

Yours faithfully

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