



YorkshireWater

Head of Planning Services  
Kirklees Metropolitan District Council  
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Your Ref: 2017/90989  
Our Ref: T005017

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13th April 2017

Dear Sir/Madam,

**HI Pylon Works, Slades Road, Bolster Moor, Huddersfield - Erection of 5 dwellings**

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 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 . The details shall include :-**

- a) evidence to confirm the reasons for rejection of other methods of surface water disposal ;**
- b) evidence of existing positive drainage to a public sewer from the site ; and**
- c) the means of attenuating surface water to as close to greenfield rates as reasonably practical and in any event , by a minimum reduction of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.**

1) It is noted that the planning application form does not indicate the proposed means of surface water disposal, and there is no Flood Risk Assessment.

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 even considering disposal to a 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.

2) On the Statutory Sewer Map, there is a minor small diameter public combined sewer recorded to cross part of the red line site boundary. In this instance, YWS would look for this matter to be controlled by Requirement H4 of the Building Regulations 2000, but trees should not be planted within 5 meters either side of the sewer's centre line.

**Water Supply**

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

Yours faithfully

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