YorkshireWater

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Your Ref: 2017/91046
Our Ref: T005497

26th April 2017

Dear Sir/Madam,

Greenside Mill, Savile Road, Skelmanthorpe, Huddersfield - Outline application for demolition of existing buildings and structures and erection of residential development

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 conditions 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

FOUL WATER - 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 4 (four) litres per second.

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.

It is understood that a watercourse is located through 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

EXISTING INFRASTRUCTURE - Company records indicate there is a small length of 4" water supply pipe record to enter the red line site boundary. This pipe should be disconnected from the water supply network prior to demolition.

Additionally, we understand there are existing live water mains laid in Marsden Street which could be close to existing buildings.

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

Yours faithfully

Zaffer Fayyaz
Planning & Development