



YorkshireWater

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Your Ref: 2017/91677
Our Ref: T008749

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20th June 2017

Dear Sir/Madam,

Land at Serpentine Road, Cleckheaton - Erection of 42 retirement living apartments, 83 bed care home with provision of communal facilities, landscaping and car parking and erection of 7 affordable dwellings

Thank you for consulting Yorkshire Water regarding the above proposed development. If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**Construction of the access road into the site shall not commence until details of the means of protecting the existing 4" water main and the 3" water main that are laid within the site boundary have been submitted to and approved by the Local Planning Authority and the approved works have been implemented. If the protective measures are to be achieved via diversion or closure of the pipe, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken
(In order to allow sufficient access for maintenance and repair work at all times)**

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)**

No development shall take place until details of the proposed means of disposal of surface water drainage, including but not exclusive to :-

**a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
b) evidence of existing positive drainage to public sewer and the current points of connection; and**

**c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change 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 and in the interest of sustainable drainage)

Water Supply

- 1) The 4" main at the entrance to the care home may require diverting at the developers cost as this may be affected by the new site entrance.
- 2) The 3" cast iron main to the right of the new care home may require abandoning (if no properties are fed from the main) or cutting and capping if it does feed properties) to remove it from the gardens of the new properties.
- 3) A water supply can be made available but some off site main laying may be required (at the developers cost)

Waste Water

- 1) Yorkshire Water has no comment to make on the Flood Risk Assessment (prepared by Topping Engineers - Report NE-2106-03-DE-FRA revision A dated April 2017) as the report does not detail a surface water strategy.
- 2) The Phase 2 Ground Investigation (prepared by Arc Engineering - Report 16-075 dated 31/03/2016) states that sub-soil conditions do not support the use of soakaways and so the developer is proposing to discharge surface water to public sewer. 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 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.
- 3) Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed with the statutory undertaker.
- 4) The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. The developer should contact the Highway Authority with regard to acceptability of highway drainage proposals. Highway drainage, may however be accepted under certain circumstances. In this event, a formal agreement for highway drainage discharge to public sewer, in accordance with Section 115 of the Water Industry Act 1991, will be required.

Yours faithfully

Stephanie Walden
Land Use Planning Manager