



YorkshireWater

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8th September 2017

Dear Sir/Madam,

Cummins Turbo Technology, St Andrew's Road, Huddersfield - Erection of extensions, alterations to roofs and elevations and installation of sprinkler tank and pump house

Thank you for re-consulting Yorkshire Water regarding the above proposed development. Following my letter of 14th August 2017 in which YW objected to the site layout because of the likely impact on the public sewerage, we have received a revised site layout.

We therefore have the following comments:

Waste Water

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 building or other obstruction including landscape features shall be located over or within 6 metres either side of the centre line of the public sewer i.e. a protected strip width of 12 metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, 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. Furthermore, construction in the relevant area of the site shall not commence until evidence has been submitted to and approved by the Local Planning Authority that a formal build-over agreement with respect to the 1200mm diameter sewer that is laid within the site, has been reached with the statutory sewerage undertaker.
(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 details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. Any discharge to public sewer shall be subject to evidence being submitted to and approved by the Local Planning Authority that demonstrates that surface water drainage from the whole site to watercourse is not reasonably practical and shall then be subject to a maximum rate of discharge of 5 (five) litres per second. 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)

**Surface water run-off from hardstanding (equal to or greater than 800 square metres) and/or communal car parking area (s) of more than 49 spaces must pass through an oil , petrol and grit interceptor/separator of adequate design that has been submitted to and approved by the Local Planning Authority, prior to any discharge to an existing or prospectively adoptable sewer .
(To prevent pollution of the aquatic environment and protect the public sewer network)**

1) On the Statutory Sewer Map, there are 1200 mm, 1150 mm, 600mm and 225 mm diameter public combined sewers recorded to cross the site. A stand-off distance of 4 (four) metres is required at each side of the 600 mm sewer centre-line and a formal build- over agreement will be required for a section of the 1200 mm sewer to be built over. Submitted drawing 16-C34-08 (revision B) dated 22/08/2017 prepared by Farrar Bamforth Associates Ltd appears to reflect these requirements but I would like the above condition to be attached if planning permission is granted to protect the 600mm pipe against future impact perhaps via permitted development rights and to ensure the 1200mm pipe is not damaged because of construction works. The other sewerage laid in the site will not be affected by the development.

2) Development of the site should take place with separate systems for foul and surface water drainage. 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.

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.

3) The developer is proposing to discharge surface water to public sewer however, 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 considering disposal to public sewer. Only as a last resort should curtilage surface water discharge to the public sewers recorded to cross the site at a maximum rate of 5 five litres per second.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hard standing must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Yours faithfully,

Stephanie Walden
Land Use Planning Manager