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Your Ref: 2017/93396  
Our Ref: T017702

Land Use Planning  
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8th November 2017

Dear Sir/Madam,

**Vale Works, 25, Morley Lane, Milnsbridge, Huddersfield, HD3 4NS - Demolition of existing industrial buildings and erection of 18 apartments with associated landscaping works to form vehicular parking, cycle parking and refuse storage areas (within a Conservation Area)**

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 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 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 )**

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, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public surface water 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 also 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.

Yours faithfully,

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