



YorkshireWater

Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2017/94129
Our Ref: T020598

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western way
Bradford
BD6 2LZ

Tel: (01274) 691111
Fax:

E-mail:
stephanie.walden@yorkshirewater.co.uk

For telephone enquiries ring :
Stephanie Walden on (01274) 692349

2nd January 2018

Dear Sir/Madam,

Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters , Bradford Road, Birkenshaw - Demolition of existing buildings and erection of 30 dwellings with associated garages and parking

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:

No development shall commence until details of the means of protecting the existing 6" water main that is laid within/adjacent to the site boundary have been submitted to and approved by the Local Planning Authority. Furthermore, construction in the relevant area (s) of the site shall not commence until the appropriate protection measures have been implemented in full accordance with the approved details.

(In order to protect the public water supply)

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 . If discharge to public sewer is proposed , the information shall include the means by which the discharge rate shall be restricted to a maximum rate of 45.5 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)

Water Supply

A 6" water main may be affected by the new site entrance so may require protection measures during construction or diverting (at the developers cost). **For further information, the developer should contact tech.support.engineer.west@yorkshirewater.co.uk**

Waste Water

1) The Flood Risk Assessment and Surface Water Management Strategy (prepared by ID Civils Design- Report dated 01/12/2017) are acceptable.

Yorkshire Water promote the surface water disposal hierarchy and the developer has provided evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical. Curtilage surface water may therefore discharge to the public combined sewer recorded in Bradford Road, at a point to be agreed and at a discharge rate not exceeding 45.5 litres/second.

2) 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 the 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