



YorkshireWater

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For telephone enquiries ring :
Land Use Planning on (01274) 692656

13th February 2018

Dear Sir/Madam,

Land Off Lindley Moor Road , Huddersfield - Erection of motor vehicle dealership comprising car showrooms, workshops and MOT , ancillary offices, car parking and display , new vehicular access and egress to A643 and landscaping

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:

Surface water run-off from the forecourt of petrol stations , areas used for the delivery of fuel , areas used for and immediately adjacent to vehicle washing facilities and /or other similar areas where detergent is likely to be used shall not discharge to any public surface water sewer network . Surface water from such areas 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 , before discharge to the public foul or combined sewer network .

(To prevent pollution of the aquatic environment and protect the public sewer network)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site , 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 , no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works .

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

Waste Water

The Drainage Strategy (prepared by PCS Consulting Engineers - Report 17-009 dated 01/10/2017) is not acceptable.

In summary, the report states that foul water will connect to stub left from wider site drainage. Yorkshire Water never received a drainage masterplan for the wider site and therefore we require the off - site details of the foul water drainage connection(s).

It is noted that the report states that surface water is to discharge to culverted watercourse which is acceptable.



It is imperative that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network or watercourse. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network.

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.

The developer is proposing to discharge surface water to watercourse as detailed in the aforementioned Drainage Strategy document.

Please note further 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 landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change further consultation with Yorkshire Water will be required.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stephanie Walden', with a stylized, flowing script.

Stephanie Walden
Land Use Planning Manager