



YorkshireWater

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

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Tel: (01274) 692656
Fax:

Your Ref: 2018/90491
Our Ref: U004363

Email:
planningconsultation@yorkshirewater.co.uk

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

11th April 2018

Dear Sir/Madam,

120 Laund Road, Salendine Nook, Huddersfield - Discharge of conditions 4 (drainage scheme) and 5 (drainage scheme) on previous permission 2014/93584 for demolition of dwelling and erection of 10 dwellings

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

1) The drainage details submitted on drawing entitled "DRAINAGE PLAN & DETAILS" (revision p0) dated December 2017 that has been prepared by T J Booth associates are **not** acceptable to Yorkshire Water. The following points should be addressed. For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82, technical.sewerage@yorkshirewater.co.uk):

- a) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted
- b) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

2) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote 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.

The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.



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 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.

Given the above comments, conditions 4 and 5 should not yet be discharged.

Yours faithfully

Stephanie Walden
Land Use Planning Manager