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Your Ref: 2018/91661
Our Ref: U011627

For telephone enquiries ring :
on

8th August 2018

Dear Sir/Madam,

Land at Walkey Terrace and Brunswick Street , Heckmondwike - Outline permission for residential development and facilitating engineering operations and full planning permission for access and spine road

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 building or other obstruction including landscape features and alterations to ground levels shall be located over or within 6 metres either side of the centre line of the water main 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 pipe , 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 . (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 piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall , other than the existing local public sewerage , for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority . (To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the foul sewer network)

Water Supply

An 18" cast iron main lies within redline boundary at the south of the site and it is imperative it is protected during the construction and operational phases of the development. The site layout must reflect the pipe's location and provide adequate protection.

For further information regarding the water main , teh developer should contact tech_support.engineer_calder@yorkshirewater.co.uk

Waste Water

The Drainage Strategy (prepared by ARP Associates - Report dated 17/01/2018) is acceptable. In summary, the report states that foul water will discharge to the 375mm diameter public combined sewer in Walkley Terrace and surface water to a culverted watercourse that crosses the site .

Yours faithfully

Stephanie Walden
Land Use Planning Manager