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Your Ref: 2018/92686
Our Ref: U014048

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

20th September 2018

Dear Sir/Madam,

127, Westgate, Heckmondwike, - Outline application for erection of retail (A1) and drive thru restaurant (A3) development and associated car parking, landscaping and infrastructure

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:

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)

1) The Flood Risk Assessment prepared by Haigh Huddleston & Associates (Report E17/6946/FR01 dated June 2017) is acceptable. In summary, the report states that sub-soil conditions do not support the use of soakaways therefore surface water will discharge to culverted watercourse running through the site. 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.

2) On the Statutory Sewer Map, there is a public combined sewer of unknown diameter recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. The proposed building stand-off from 525mm diameter public sewer centre-line of 6.5 (six point five) metres submitted on drawing 0003 (revision P1) prepared by Martin Walsh Architectural shows that the required protective strip around the sewer has been observed.

Provided the development is constructed in full accordance with the submitted and approved Flood

Risk Assessment (Report E17/6946/FR01 dated June 2017) and drawing no. 0003 (revision P1) YW
has no further comment on this application

Yours faithfully

Stephanie Walden
Land Use Planning Manager