



YorkshireWater

Head of Planning Services
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Your Ref: 2019/90085
Our Ref: V001198

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

15th February 2019

Dear Sir/Madam,

Land at Lancaster Lane, Brockholes, Holmfirth - Erection of 10 dwellings

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 construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

(In the interest of public health and maintaining the public water supply)

No trees shall be located over or within 5 metres either side of the centre line of the public sewer i .e. a protected strip width of 10 metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer , 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)

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and**
 - ii) the means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker**
- (To ensure that no surface water discharges take place until proper provision has been made for its disposal**



Water Supply

A 90mm live water main is included within the redline boundary and the sites access route appears to be located over it. The pipe must be protected during construction of the development or it may be possible to divert it.

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

Waste Water

1) On the Statutory Sewer Map, there is a 375mm diameter combined public sewer and a 450mm diameter combined public sewer 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 landscaping details submitted on drawing 2534-03 dated December 2018 prepared by Acument Designers & Architects require amending as it appears that a tree is proposed to be planted within the required stand-off distance of the line of public sewer crossing the site. **For further information , the developer should contact our Developer Services Team (telephone 0345 120 84 82 (Option 1), technical.sewerage@yorkshirewater.co.uk**

2) Yorkshire Water has no comments to make on the Flood Risk Assessment (prepared by LDA Ltd - Report ASSENT/FRA/BROCKHOLES/01B dated 18/01/2016) as no reference to surface water disposal is made. The developer appears to be 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. It is understood that a watercourse is located to the south of the site which appears to be the obvious place for surface water disposal.

Yours faithfully

**Stephanie Walden
Land Use Planning Manager**