



YorkshireWater

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Your Ref: 2019/90902
Our Ref: V004880

For telephone enquiries ring :
on

16th April 2019

Dear Sir/Madam,

Land rear of 271 Cliffe Lane, Gomersal, Cleckheaton - Outline application for demolition of dwelling and erection of 92 dwellings with consideration for layout, drainage, access and landscaping

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. The peak pumped foul water discharge shall not exceed 6 (six) litres per second.
(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)**

The Drainage & Flood Risk Statement prepared by JPG (dated April 2019) is acceptable. In summary, the report states that foul water will discharge to public foul sewer network to the south of the site (and will require pumping); surface water will discharge to watercourse via a private surface water drain in Ferrand Lane to the north-west of the site.

The developer should note that the peak pumped foul water discharge must not exceed 6 (six) litres per second.



Water supply.

The developer should contact YW's New Supplies team with respect to water supply requirements; off site main-laying is likely to be required.

Yours faithfully

Stephanie Walden
Land Use Planning Manager