

Head of Planning Services
Kirklees Metropolitan District Council
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Huddersfield
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Yorkshire Water Services
Developer Services
Service Delivery Centre
PO BOX 52
Bradford
BD3 7AY

For telephone enquiries ring:
Joe Summers on 03451 208482

Your Ref: 2019/92646
Our Ref: V017908

6th November 2019

Dear Sir/Madam,

Spurn Point, Manchester Road, Linthwaite, Huddersfield - Outline application for erection of residential development

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 Yorkshire Water 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 public sewer network)**

1) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. and the landowners consent will be required for the construction of a new outfall structure.

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 225 mm and a 150 mm diameter public combined sewer recorded to cross the western boundary of the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme and, in this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2000).



YorkshireWater

Notes for the developer:

i) 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.

Yours faithfully

Joe Summers
Development Technician
Developer Services

