

FAO, Planning Investment and
Regeneration Service,
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Off Market Street,
Huddersfield,
HD1 2JR

Our Ref: 2242/UD
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Date: 13 January 2020

Dear Sir or Madam,

**Re: Application Number: 2016/62/93935/E, FORMER PETROL STATION, NORTH ROAD,
KIRKBURTON, HUDDERSFIELD, HD8 0RL**

I write with reference to the above planning application.

Please find below our statement in regard to the discharging of condition 13 of the planning application that states the following:

"13. No development shall take place until details of the proposed means of ensuring the protection of the water supply infrastructure have been submitted to and approved by the Local Planning Authority. The approved protection measures shall be implemented during the construction of the development and retained thereafter.

Reason: To ensure protection of the public water supply and to comply with guidance contained within the National Planning Policy Framework. This information is required 'precommencement' to as to ensure that the public water systems are protected at all times."

We understand that Yorkshire Water (YW) is to be made aware of any building work planned close to a Water Main in order to prevent it bursting or being damaged. The additional load of a new building close to or above a Water Main could cause it to burst, resulting in a risk to life and property, an interruption and loss of supply to other properties, flooding and financial costs to the developer and (YW). YW also need to ensure they have unrestricted access to the main and any valves to inspect or carry out repairs.

In accordance with (YW) guidance the following statements shall be implemented prior to and throughout the construction phase of the project.

- The position of Yorkshire Water Services Ltd apparatus shown on existing mains record drawing(s) from YW indicates the general position and nature of YW apparatus. However as the accuracy of YW asset information cannot be guaranteed, a GPR (Ground Penetrating Radar) survey of the land shall be undertaken to identify the existing services.
- If the GPR survey shows and YW records show an existing water main on site then it may

be necessary to determine the exact location of any apparatus, if necessary, by excavating trial holes.

- If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and consultation with (YW) shall be made where required, outlets on fire hydrants shall be no more than 300mm below the new levels and all surface boxes shall be adjusted as part of the scheme.
- Where a pipe, cable, duct, etc. crosses a main or service it shall preferably cross perpendicular or at an angle of no less than 45 degrees and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter. Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis.
- Installations within the development site shall comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
- All excavation works near to (YW) apparatus shall be by hand digging only. Backfilling with a suitable material to a minimum 300mm above (YW) apparatus shall be required. Adequate support shall be provided where any works pass under (YW) apparatus. Jointing chambers, lighting columns and other structures shall be installed in such a way that future repair or maintenance works to (YW) apparatus will not be hindered.
- Apparatus such as; railings, sign posts, etc. shall not be placed in such a way that they prevent access to full operation of controlling valves, hydrants or similar apparatus. (YW) surface boxes shall not be covered or buried. Any adjustment, alteration or replacement of manhole covers shall be agreed on site prior to the commencement of the works with a (YW) Inspector.
- Vibrating plant shall not be used directly over any apparatus. Movement or operation by vehicles or heavy plant shall not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided.
- Under no circumstances shall thrust boring or similar trenchless techniques commence until the actual position of the mains/services along the proposed route have been confirmed by trial holes. Any alterations to the highway shall be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works).

The following table gives the YW minimum requirements in respect of the general stand-off distances required from Water Mains. The stand-off distance is measured to each side from the centre line of the water main. For multiple Water Mains located together, the stand-off width will be the total extent for the individual Water Mains. It is, amongst other things, the minimum distance required for access to allow repair, maintenance or renewal of the Water Main. It varies with the size, depth and pressure of the Water Main.

Water main diameter (mm)	<200mm	201mm to 599mm	600mm>
Minimum Stand-off distance (m) each side of pipe	3.0m	5.0m	6.0m

The stand-off distance is measured in the horizontal plane from the centre line of the Water Main. At the end of Water Mains the stand-off distance is required beyond the main measured along the projected centre line of the water main i.e. The stand-off distance is the minimum clearance required in every direction of the horizontal plane.

No building or other obstruction (such as decking, ornaments, ponds etc) shall be located over a Water Main or within the appropriate stand-off distance. In addition, the foundations of a building shall be taken down to such a depth or be designed in such a way that they do not place additional loading onto a Water Main.

Piled foundations, especially driven piles, will require special consideration. If pile foundations are being considered in the vicinity of Water Mains, the developer shall consult YW at the earliest opportunity.

Fences, walls, monuments, trees or larger shrubs with deep roots etc. shall not be erected or planted within the stand-off distance. In addition, it is desirable that such planting is not to take place within 6 (six) metres of a Water Main if the stand-off distance is less than this to enable access to the main for maintenance and renewal.

Yours Sincerely,

Ummer Daraz BEng(Hons) MSc DIC CEng MIStructE
Director

