

Kate Mansell

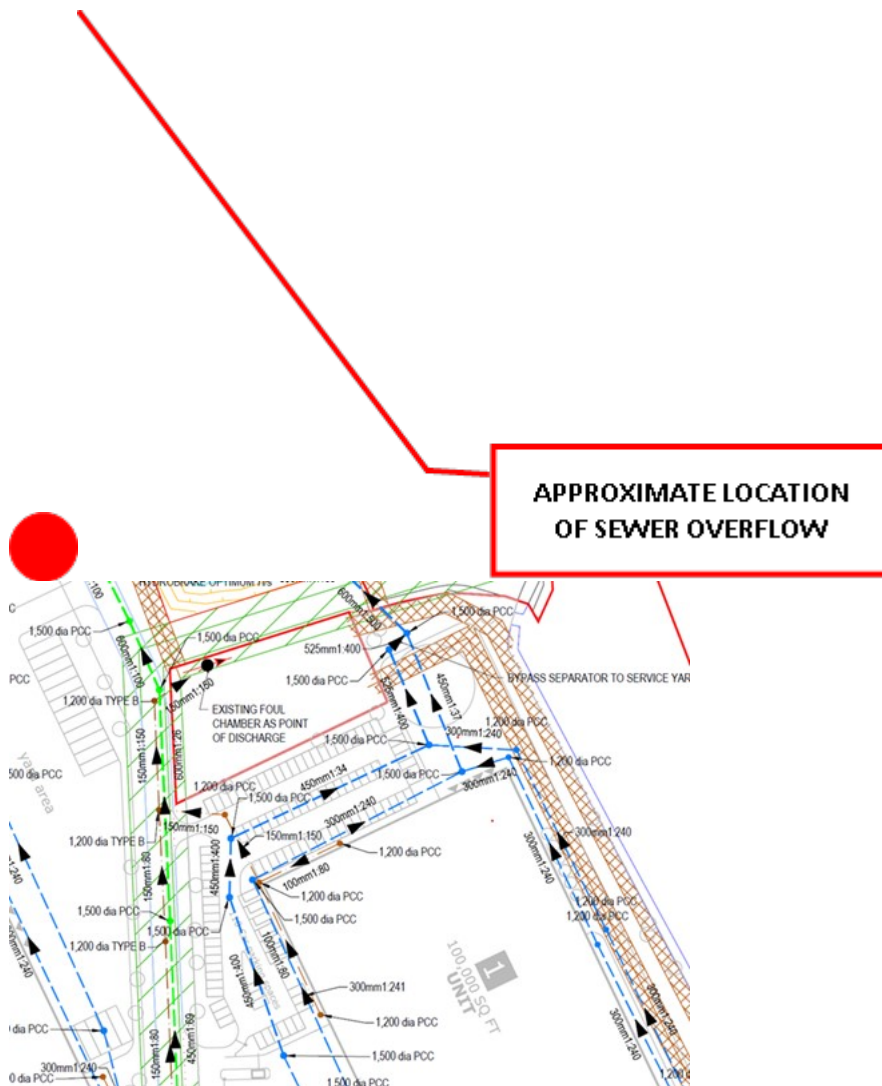
From: Dann, Fraser <fraser.dann@wsp.com>
Sent: 11 August 2020 14:33
To: Kate Mansell
Cc: Brooks, John
Subject: Interchange 26 - Yorkshire Water comments - 2020/91468 and 2020/91488

Hi Kate,

I'm contacting regarding the Yorkshire Water (YW) comments that have been received to the above applications. They are generally the same on both applications therefore this response is submitted to both. All information submitted to both applications can be accessed via the following link for information purposes and to assist YW and any other relevant consultees. <https://spaces.hightail.com/space/nkykxkF9oA> Please could this email also be submitted to the LLFA in respect of these applications for completeness?

Firstly, we note and are pleased to see that they have no objection to the discharge of Conditions 14 (satisfactory outfall for surface water) and 24 (scheme for the disposal of surface water).

However, in respect of the other conditions, and the RM submission, the comments state *"From the submitted drawings, the public sewerage infrastructure crossing the site has not been accounted for, in particular, access to the Combined Sewer Overflow (CSO) to the north west of the site. The clean water infrastructure may also be affected by the development proposals; further information is required."* The YW Sewer Overflow is within the area of land to be retained by YW and hence will not be negatively impacted by the proposed development (see screenshot below). The access to the overflow will therefore be as existing through the YW compound. Curtins have reviewed the other areas of the site which could potentially be impacted by the proposed development and did not identify any other issues either.



In respect of waste water, YW have also requested a detailed masterplan which includes the surveyed positions of the sewer apparatus (including the CSO) crossing the site and which indicates the required access routes to the CSO, with all the relevant sewer stand-off distances adhered to. They have also requested *“the relevant phasing information regarding the construction and discharge of foul water to the public sewer network.”* The Foul water connections for the Phase 2 plot are shown on the information submitted for the Phase 1 RM application – we have not shown these for the future Phases 3 and 4 where buildings are proposed, as these are not yet fixed. This information will be provided with the submission of the relevant conditions and RM applications for those phases. We are putting in infrastructure as part of Phase 1 but this is all shown on the submitted information. Please could you advise if anything further is required?

In respect of water supply, YW have also said that *“Due to the location of the proposed buildings, significant off site main laying required and, depending on flows required, up-sizing of other Yorkshire Water apparatus may be needed. All associated costs are to be financed by the developer.”* We can confirm that this is being progressed separately by the team. A request has been submitted to YW for a detailed quotation, which will highlight the extent of works required for the necessary water supplies for the development.

Please let me know if anything further is required.

Kind regards,

Fraser

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