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Your Ref: 2020/92546  
Our Ref: W010645

3rd September 2020

Dear Sir/Madam,

Land off Blackmoorfoot Road and Felks Street , Crosland Moor, Huddersfield - Outline application (with details of points of access only ) for development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A 1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

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:

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 . The information shall include , but not be exclusive to :

- a) the means of discharging surface water for the relevant area of the site to a satisfactory outfall, other than the public sewerage network i .e. soakaway; and
- b) the means of restricting the discharge for the relevant area of the site to the public sewer network at a maximum rate of 27 (twenty seven) litres per second .  
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

The site shall be developed with separate systems of drainage for foul and surface water on and off site up to the point of connection with existing public sewerage .  
(In the interest of satisfactory and sustainable drainage )

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site , including details of any balancing works , off-site works and phasing of the necessary infrastructure , have been submitted to and approved by the Local Planning Authority . Furthermore, unless otherwise approved in writing by the Local Planning Authority , no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works .  
(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

Surface water run-off from hardstanding (equal to or greater than 800 square metres) and/or communal car parking area (s) of more than 49 spaces must pass through an oil , petrol and grit interceptor/separator of adequate design that has been submitted to and approved by the Local Planning Authority , prior to any discharge to an existing or prospectively adoptable sewer .  
(To prevent pollution of the aquatic environment and protect the public sewer network )

### Waste Water

- 1) The submitted Flood Risk Assessment & Drainage Strategy prepared by Campbell Reith, dated July 2020 is acceptable. In summary, the report states that:
  - a) foul water will discharge to the public sewer network, with one connection point to the 300 mm diameter public combined sewer on Crosland Hill Road, and the second connection point to the 225 mm diameter public combined sewer on Blackmoorfoot Road. Both connections are to be achieved via gravity;
  - b) sub-soil conditions do support the use of soakaways for part of the site (the north west, west and southern catchments of the site);
  - c) no watercourses exist near to the site; and
  - d) surface water for the remainder of the site (the north eastern catchment) will discharge to the 300 mm diameter public combined sewer in Crosland Hill Road, at a maximum discharge rate of 27 (twenty seven) litres per second.
- 2) Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Regarding the foul water discharge from the site, we require full phasing details in regard to the proposed foul water flows from all phases of the construction.

- 3) Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

### 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](mailto: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;
- ii) the developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge a trade effluent to the public sewer network;
- iii) foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network; and
- iv) under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

### Water Supply

- 1) The developer should note that there is a 4" cast iron **private** water main that lies within the redline boundary, this needs to be diverted / disconnected, with all costs to be borne by Developer.

Yours faithfully



YorkshireWater

**Joe Summers**  
**Development Technician**  
**Developer Services**

