



YorkshireWater

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Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
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Your Ref: 2020/92800

22nd December 2020

Our Ref: W011948

Dear Sir/Madam,

Land at Pennine View/Pheasant Drive, Birstall, Batley – Demolition of existing warehouse and workshop unit and erection of 3 units with reconfigured access, boundary treatment, landscaping 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:

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)



Surface water run-off from hardstanding (equal to or greater than 800 square metres) and/or communal car parking area(s) of more than 50 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)

No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include – but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken. (In the interest of public health and maintaining the public sewer network)

Waste Water

1) The Drainage Design – Technical Note prepared by XOsquare limited (Report dated 23/11/2020) is acceptable. In summary, the report states that:

- a) foul water will discharge to public foul sewer;
- b) the foul sewer crossing the site will be diverted;
- c) sub-soil conditions do not support the use of soakaways;
- d) the site is remote from watercourse; and
- c) as a result, surface water will discharge to public surface water sewer via storage with restricted discharge of 58 litres/second.

2) The drainage details submitted on drawings 5030 and 5031 (both revision P1) both dated 23/11/2020 that have been prepared by XOsquare require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following points should be addressed:



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 and 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.

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.

4) On the Statutory Sewer Map, there is a 225 mm diameter public foul sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services



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