Land Use Planning
Yorkshire Water Services Ltd
Midway
Western way
Bradford
BD6 2LZ

Tel: (01274) 691111
Fax:

E-mail:
planningconsultation@yorkshirewater.co.uk

Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2020/93308
Our Ref: W014055

For telephone enquiries ring:
Stephanie Walden on (01274) 692349

17th November 2020

Dear Sir/Madam,

Former Spotted Cow Pub, New Hey Road, Huddersfield - Erection of an A1 foodstore with associated parking, servicing areas and landscaping

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 )

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. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
ii) the means of discharging to the public sewer network at a rate that does not exceed the proven existing rate of discharge from the culvert to public sewer ; the rate of discharge shall be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker .
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

The drainage details submitted on drawing 09-122-502 (revision E) dated 21/09/2020 that has been prepared by Beam Consulting require amendment, but if planning permission is granted, the matter can be dealt with via condition. The following points should be addressed:

1) the submitted drawing appears to show a culvert diversion which ultimately discharges to the public combined sewer network.

2) the culvert diversion must not result in any increased flow rate from the culvert to the public sewer network.

3) The developer will need to prove existing culvert flow rates and the proposed diversion flow rates as evidence that there will be no increased discharge to the public sewer network.

Yours faithfully

Stephanie Walden
Land Use Planning Manager