



YorkshireWater

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

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

Your Ref: 2020/93954

Our Ref: W016690

2nd November 2022

Dear Sir/Madam,

Land at Lingards Road, Slaithwaite, Huddersfield – Erection of 43 dwellings and associated works (Revised Description)

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. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)





YorkshireWater

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 not to exceed 3 litres per second.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

1.) The submitted 'Flood Risk Assessment E20/7567/FRA01 (rev C) prepared by Haig Huddleston, dated October 2022 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

- a.) Foul water will discharge to public combined water sewer
- b.) Sub-soil conditions do not support the use of soakaways
- c.) A watercourse exists near to the site – connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements – the majority of the site will discharge to this.
- d.) The Surface water from plots 21-37 will discharge to public combined sewer network via private drain, with storage with restricted discharge of 3 litres/second – it would appear from topography that these plots would not allow discharge to watercourse – can this be confirmed by the developer. Additionally on drawing 'Existing Sewer Information' E19/7567/035 there is pipe marked as 'Evidence of possible stone culvert' this should be investigated as a means of surface water disposal.
- e.) The means of surface water management has not been properly considered within the FRA/drainage report*. Yorkshire Water requires further information regarding the means of draining surface water from the development

2.) The developer is proposing to discharge surface water to watercourse and public sewer however, sustainable development requires appropriate surface water disposal.

- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse is not reasonably practical before considering disposal to public sewer.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.
- c.) The possible culvert noted about must be conclusively ruled out before discharge to the public sewer network is considered.





YorkshireWater

d.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

e.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water for plots 21-37 may discharge to public sewer network at a restricted rate of discharge not to exceed 3 litres per second.

f.) The remaining curtilage surface water must discharge to watercourse.

3.) 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/she should contact our Developer Services Team (telephone 03451 208 482, 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 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team