



YorkshireWater

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Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Your Ref: 2020/94203
Our Ref: W017813

11th January 2021

Dear Sir/Madam,

Clough House, 236 Leeds Road, Birstall, Batley – Outline application for demolition of dwelling and associated outbuildings and erection of 30 dwellings

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 development shall be carried out in strict accordance with the details shown on the submitted plan, "E20/6960/01A (revision A) dated 24/11/2020", unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)



Waste Water

1) Yorkshire Water has no objection in principle to the submitted drawing E20/6960/01A (revision A) dated 24/11/2020 titled: Drainage Feasibility Plan prepared by Haigh Huddleston & Associates, which details that:

- a) the proposed separate systems of drainage on site and off site;
- b) the proposed amount of domestic foul water to be discharged to the public foul water sewer;
- c) the proposed amount of curtilage surface water to be discharged to the public surface water sewer (at a restricted rate of 5 (five) litres/second); and
- d) the proposed points of discharge of foul and surface water to the respective public sewer.

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) 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.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services