



YorkshireWater

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Your Ref: 2021/91871

Our Ref: X008895

For telephone enquiries ring:
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3rd June 2021

Dear Sir/Madam,

Land adj. High Street and Challenge Way, Hanging Heaton, Batley - Erection of residential development (55 dwellings) including access and associated infrastructure

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. 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 to 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)**

No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the 300 mm diameter public sewer i.e. a protected strip width of 6 (six) metres, that crosses the site. If the required stand-off distance is 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 order to allow sufficient access for maintenance and repair work at all times)

Waste Water

1) The submitted Flood Risk Assessment prepared by Eastwood and Partners (Report dated 21/04/21) is generally acceptable, but further information is required to determine a suitable outfall for the site's surface water. If planning permission is granted, the matter can be controlled via condition. In summary, the report states that:

- a) foul water will discharge to the public combined sewer network;
- 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 viability of these watercourses has yet to be confirmed; and
- d) as a last resort, surface water will discharge to the public surface water network at a restricted rate of no more than 3.5 litres per second if a discharge to watercourse is discounted.



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. The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

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. 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 may discharge to public surface water network at a restricted rate of no more than 3.5 litres per second.

2) On the Statutory Sewer Map, there is a 300 mm diameter public combined 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. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

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



YorkshireWater

Joe Summers
Pre-Development Technician
Developer Services

