



YorkshireWater

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Your Ref: 2021/92086

Our Ref: X010356

For telephone enquiries ring:
on 0345 120 8482

29th June 2021

Dear Sir/Madam,

Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield – Erection of 270 residential dwellings and associated infrastructure and access

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. The separate systems should extend to the points of discharge to be agreed. The maximum foul water pump rate shall not exceed 4.75 (four point seven five) litres per second.

(In the interest of satisfactory and sustainable drainage)





No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

Waste Water

1) Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

We have no objection to the proposal to connect to the 450 mm diameter public combined sewer in Bradley Road via gravity, to the south of the site. For the proposed foul water pumping station within the site, the peak pumped foul water discharge must not exceed 4.75 (four point seven five) litres per second.

2) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse, which we fully endorse. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.



YorkshireWater

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

