Yorkshire Water Services
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Mathias Franklin
Head of Planning Services
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Huddersfield
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Your Ref: 2021/92528
Our Ref: X013099

16th August 2021

Dear Sir/Madam,

Land off, Bankwood Way, Birstall Retail Park, Birstall, Batley - Erection of retail development, associated parking, servicing areas and landscaping

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:

No building or other obstruction including landscape features shall be located over or within 5 (five) metres either side of the centre line of the public water main i.e. a protected strip width of 10 (ten) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, 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)

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)

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:-

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;

b) evidence of existing positive drainage to public sewer and the current points of connection; and

c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)

Water Supply

1) A 150 mm diameter public water main crosses the site, which benefits from a stand-off distance of 5 (five) metres from the main's centre-line. The line of the main will have to be determined on site under YWS supervision - the developer can contact us on 03451 242424 to arrange this.

NOTE: The main could be diverted at the developer's expense if required, however, based upon the plans submitted to Kirklees Planning Department it appears that the area where the main crosses will be a car parking area. If this is the case, it is unlikely that the main will require diverting and the developer must follow Yorkshire Waters protection of mains and services policy.

Waste Water

1) The submitted Flood Risk Assessment & Drainage Strategy (09-148-DOC-001B) prepared by Beam Consulting (Report dated 28/04/2021) 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 foul sewer;

b) sub-soil conditions do not support the use of soakaways;

c) a watercourse is remote from the site; and

d) that surface water will discharge to public surface water sewer via storage with restricted discharge of 129.6 (one hundered and twenty nine) litres per second - additional information is required in this regard. The existing impermeable area has not been proved, which this rate of discharge has been calculated.

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) Curtilage surface water may discharge to public surface water sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services