

**Yorkshire Water Services
Developer Services
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uk**

**Your Ref: 2021/62/93305/W
Our Ref: Z000882**

1st March 2023

Dear Sir/Madam,

61-65, New Street, Huddersfield, HD1 2BQ - Change of use and conversion of existing buildings, erection of split-level seven storey extension comprising four-storey stairwell, five-storey roof-top tower block and enclosed courtyard to form 31 dwellings and sub-division of the retail unit forming 61-63 New Street

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

- 1.) The developer is required to provide flow requirements information
- 2.) There is 90mm HPPe pipe available as point of connection.

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)

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)

1.) The submitted Flood Risk Assessment and Drainage Strategy prepared by GLM Consulting Engineers, dated June 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 combined sewer network

b.) Sub-soil conditions do not support the use of soakaways

c.) The site is remote from watercourse

d.) Surface water will discharge to public sewer unrestricted as previously owing to the inability to provide 30% betterment. While this is accepted, to provide zero betterment is unacceptable. The developer should devise a scheme to reduce the peak surface water discharge to the maximum achievable within the given constraints.

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 public sewer however, sustainable development requires appropriate surface water disposal.

a.) The applicant is encouraged to incorporate suitable SuDS elements into the drainage design and consideration should be given to utilising water reduction appliances and rainwater recycling techniques.

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.

Yours faithfully

Reuben Thornton
Developer Services Team