



YorkshireWater

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Your Ref: 2021/93567

Our Ref: X018538

1st February 2023

Dear Sir/Madam,

Land off Westgate, Cleckheaton – Erection of 180 dwellings with associated works (Revised Description)

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

Waste Water

Yorkshire Water maintains that objection.

1.) The landscaping details submitted on drawing 'Landscape Masterplan' R/2487/1F (revision F), dated December 2022 that has been prepared by FDA is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears new tree planting within 5 metres of the public sewer network.
- b.) the submitted landscaping drawing also indicates proposed 'heavy standard' trees to be within close proximity to the proposed attenuation tank which, if it is to be adopted by Yorkshire Water, may not be acceptable.





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- c.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- d.) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme.
- e.) the submitted landscaping drawing also indicates proposed 'heavy standard' trees to be within close proximity to the proposed attenuation tank which, if it is to be adopted by Yorkshire Water, may not be acceptable.

2.) On the Statutory Sewer Map, there is:

- a.) one 450 mm diameter public combined sewer;
- b.) one 225 mm diameter public combined sewer;
- c.) one 225 mm diameter public foul sewer;
- d.) one 150 mm diameter public combined sewer; and
- e.) numerous other small diameter foul and combined sewers, all of the above which crosses the site.

3.2.) The 150 mm, both 225 mm and the 450 mm sewers benefit from an easement, where the following stand-off distances apply:

- a.) 5 (five) metres from the centre-line of the 450 mm diameter sewer;
- b.) 3 (three) metres from the centre- line of the 225 mm diameter public combined sewer;
- c.) 3 (three) metres from the centre- line of the 225 mm diameter public foul sewer; and
- d.) 3 (three) metres from the centre-line of the 150 mm diameter public combined sewer.

3.) It may not be acceptable to raise or lower ground levels over any of the above sewers and we will not accept any inspection chambers on any sewer to be built over. In addition, no trees are to be planted within at least 5 (five) metres of any public sewer.

a.) In the instance of the small diameter public sewers mentioned above, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2000).

Yours faithfully

Reuben Thornton
Developer Services Team

