



YorkshireWater

Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

For telephone enquiries ring:
on 03451 208482

Your Ref: 2021/93621
Our Ref: X018417

28th October 2021

Dear Sir/Madam,

Land off Fullwood Drive, Golcar, Huddersfield - Erection of 10 dwellings and associated works

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.

(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:

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)

Waste Water

1) The submitted Flood Risk Assessment (First Issue) as prepared by Build Vision Consulting Engineers (Report dated August 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 via private sewers;
- b) sub-soil conditions do not support the use of soakaways;
- c) a watercourse is remote from the site - the watercourse approximately 44 meters to the south of the site possibly could be utilised as a means of surface water disposal; and
- d) as a result, surface water will discharge to public sewer network via private sewer at a restricted rate of discharge of 5 (five) litres per second - Yorkshire Water do not agree to this rate of discharge.

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 via private sewer however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse are 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 mentioned in the above mentioned report, there is a watercourse approximately 44 meters south of the site - this may be a potential means of surface water disposal, if permission from the relevant authorities (including any 3rd party land owners) is obtained.

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 sewer network via private sewerage at a restricted rate of discharge not to exceed 3.5 (three point five) litres per second.

3) 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.

Private sewers - that may or may not have spare capacity available - are understood to be located in the development directly east of the site. The developer should contact the original developer of these sewers for consent if you wish to utilise these sewers. Please note, however, that these private sewers may be contained in a sewer adoption agreement made with Yorkshire Water (or our predecessor/agent) under the provisions of Section 104 of the Water Industry Act 1991 (or similar earlier legislation that this has replaced). To avoid prejudicing any prospective adoption of these sewers, Yorkshire Water's approval to the use of such sewers should also be sought.

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.



YorkshireWater

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

